

UNOFFICIAL COPY

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1998-12-29 11:15:48
Cook County Recorder 27.50

DEED IN TRUST



THIS INDENTURE WITNESSETH,
That the Grantor, HOWARD S.
SCHNEIDER for and in considera-
tion of Ten Dollars (\$10.00)
and other good and valuable
consideration in hand paid,
Conveys and Quitclaims unto
HOWARD SCHNEIDER and TERRI K.
SCHNEIDER as Co-Trustees

under the HOWARD SCHNEIDER LIVING TRUST dated February 21, 1991, and the
Trustees' successors in trust, all interest of the Grantors in and to the
following described parcel of real estate situated in Cook County, State of
Illinois to wit:

See legal description attached hereto as Exhibit A

Common Address: 2545 West Fulton Street, Chicago, Illinois

P.I.N. 16-12-411-052-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the
trusts and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustees and the
Trustees' successors in trust to improve, manage, protect, subdivide, dedi-
cate to public use, sell, lease, mortgage, pledge, exchange, convey, donate,
or otherwise deal with said real estate upon such terms, conditions and re-
strictions as the Trustees see fit, with full power to amend, change or modi-
fy leases and sales agreements, and the terms and provisions thereof; to
grant options to lease, renew leases, or purchase the whole or any part of
the reversion, to partition or exchange such real estate, grant easements or
charges of any kind; to release, convey or assign any right, title or inter-
est in or about such real estate or any easement appurtenant thereto or any
part thereof; to improve, remodel, alter, repair, add to or take from any
buildings on such real estate; to insure the real estate, the Trustees and
any person having an interest in or responsibility with respect to said real
estate; to collect the rents and earnings; and to deal with said real estate
and every part thereof in all other ways and for such other considerations as
it would be lawful for the owner thereof to do, whether similar to or dif-
ferent from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustees or the Trustees'
successors in trust in relation to said real estate, or to whom said real
estate or any part thereof shall be conveyed, contracted to be sold, leased
or mortgaged by said Trustees, be obliged to see to the application of any
purchase money, rent, or money borrowed or advanced on said real estate, or
be obliged to see that the terms of this trust have been complied with, or be
obliged to inquire into the necessity or expediency of any act of said Trus-
tees, or be obliged or privileged to inquire into any of the terms of said
Trust; and every deed, trust deed, mortgage, lease or other instrument execu-
ted by said Trustees or the Trustees' successors in trust in relation to said

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 5 THRU 10, BOTH INCLUSIVE AND LOTS 12 THRU 32, BOTH INCLUSIVE, THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO LOT 12, AND A PORTION OF ROCKWELL STREET LYING WEST OF AND ADJACENT TO LOTS 12 THROUGH 32 AND SAID VACATED ALLEY IN BLOCK 4 IN DAVIS ADDITION TO CHICAGO BEING THE EAST 15/16 OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; AND ALSO THE WEST 13 FEET (AS MEASURED ALONG THE NORTH LINE) OF LOT 3, THE EAST 7 FEET (AS MEASURED ALONG THE NORTH LINE) AND THE WEST 36 FEET (AS MEASURED ALONG THE NORTH LINE) OF LOT 4; AND ALSO A PORTION OF LOT 5 IN COUNTY CLERK'S DIVISION OF BLOCK 1 IN D. MCINTOSH'S SUBDIVISION IN PART OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 (EXCEPT THE WEST 25 FEET THEREOF); BOUNDED AND DESCRIBED ACCORDING TO A PLAN OF A SURVEY MADE BY GIBBLEY-HOWARD-NORLIN, NOT INC. DATED JANUARY 12, 1978 AND REVISED JANUARY 21, 1978, AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 10 (BEING THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF WEST FULTON STREET AND THE WESTERLY LINE OF SAID LOT 10); THENCE EASTWARDLY ALONG THE SOUTHERLY LINE OF WEST FULTON STREET AND THE NORTHERLY LINE OF LOTS 10 THROUGH 5, AFORESAID, 144.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTHWARDLY ALONG THE EASTERLY LINE OF LOT 5, AFORESAID, 110.05 FEET TO THE SOUTHEAST CORNER THEREOF AND THE INTERSECTION OF THE NORTHERLY LINE OF VACATED ALLEY VACATED AS PER DOCUMENT 18937879; THENCE WESTWARDLY ALONG SAID DESCRIBED NORTHERLY LINE AND THE SOUTHERLY LINE OF LOTS 5 THROUGH 10 AFORESAID, 43.15 FEET TO THE WESTERLY LINE PRODUCED NORTH OF THE VACATED ALLEY (VACATED AS PER AFOREMENTIONED DOCUMENT NO. 18937879) LYING EAST OF AND ADJACENT TO LOTS 12 THROUGH 32, INCLUSIVE; THENCE SOUTHWARDLY ALONG SAID WESTERLY LINE AND THE EASTERLY LINE OF LOTS 12 THROUGH 32, AFORESAID, 520.33 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3 (BEING THE SOUTHEAST CORNER OF SAID LOT 32); THENCE WESTWARDLY ALONG SAID SOUTHERLY LINE 66.25 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF AFOREMENTIONED WEST 13 FEET OF LOT 3; THENCE SOUTHWARDLY ALONG THE EAST LINE OF THE WEST 13 FEET, AFORESAID, 77.86 FEET TO A POINT ON THE NORTHERLY LINE OF LAKE STREET, AS PER DOCUMENT NO. 349790; THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF LAKE STREET 87.06 FEET TO A POINT 20 FEET EAST OF (MEASURED AT RIGHT ANGLES) TO THE CENTERLINE OF THE NEAR TRACK FORMERLY OF THE PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY, AS IT WAS LOCATED ON NOVEMBER 14, 1975; THENCE NORTHWARDLY ALONG A LINE 20 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE CENTERLINE OF SAID TRACK 456.67 FEET TO A POINT ON A CURVED LINE, CONVEX NORTHWESTERLY HAVING A RADIUS OF 427.12 FEET AND BEING CONCENTRIC WITH SAID RAILROAD TRACK; THENCE NORTHWARDLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 147.61 FEET TO A POINT IN THE SOUTHERLY LINE OF LOTS 5 THROUGH 10, AFORESAID, EXTENDED WEST; THENCE EASTWARDLY ALONG SAID SOUTHERLY LINE 26.46 FEET TO A POINT ON THE WEST LINE OF LOT 10 AFORESAID; THENCE NORTHWARDLY ALONG SAID WEST LINE 110.05 FEET TO THE POINT OF BEGINNING

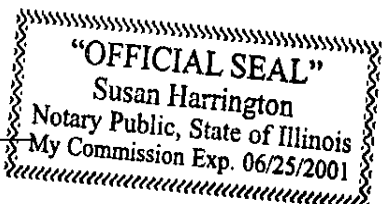
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/21, 1998 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 21st day of December, 1998.

Notary Public [Signature]

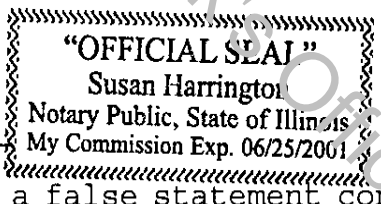


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/21, 1998 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 21st day of December, 1998.

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)