



MAIL TO:

Doc#: 0910534084 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2009 01:50 PM Pg: 1 of 3

01090026 MAT 1A2

This indenture made this 31st day of March, of 2009, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 4th day of April, 1978, and known as Trust Number 5763, party of the first part and Testa Properties, LLC whose address is 20 South Clark St., Suite 400, Chicago, IL. 60603 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 20-05-400-009-0000

Commonly known as: 47th Street & Racine, Chicago, IL.

Subject to: Restrictions and covenants of record and taxes for the year 2008 and subsequent years.

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is executed pursuant to and in the exercise of power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its AVP & TO and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY
As Trustee as aforesaid:

Attest: Donna Diviero
Donna Diviero, ATO

By: Patricia Ralphson
Patricia Ralphson, AVP & TO

Exempt under provisions of Paragraph L
Section 4, Real Estate Transfer tax Act.
4-7-09 Patricia Ralphson
Date Date of Recording Representative
2me 2



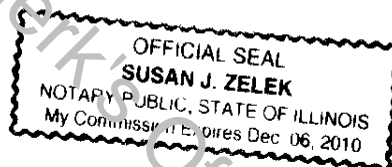
UNOFFICIAL COPY

STATE OF Illinois COUNTY OF Cook }

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Donna Diviero of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 31st day of March, 20 09.

NOTARY PUBLIC



PREPARED BY:
Standard Bank & Trust Co.
7800 W. 95th Street
Hickory Hills, IL 60457

UNOFFICIAL COPY

Near North National Title
 222 N. LaSalle
 Chicago, IL 60601

Exhibit A


A PARCEL OF LAND COMPRISED OF A PART OF LOT 12 IN STOCKYARD SUBDIVISION OF THE EAST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5 WITH THE EASTERLY LINE OF THE FORMER CONSOLIDATED RAIL CORPORATION RIGHT-OF-WAY, SAID POINT OF INTERSECTION BEING 153.51 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF INTERSECTION OF SAID PARALLEL LINE WITH THE EASTERLY LINE OF S. RACINE AVENUE, AS SAID S. RACINE AVENUE WAS OPENED PURSUANT TO THE ORDINANCE PASSED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON MARCH 16, 1968; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE HAVING AN ASSUMED BEARING OF NORTH 24 DEGREES, 01 MINUTES, 45 SECONDS WEST, A DISTANCE OF 15.32 FEET TO A POINT OF CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 575.98 FEET, AN ARC DISTANCE OF 168.34 FEET TO A POINT OF REVERSE CURVE IN SAID EASTERLY LINE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1,222.00 FEET AN ARC DISTANCE OF 118.15 FEET TO ANOTHER POINT OF REVERSE CURVE; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE BEING HERE A CURVED LINE CONVEX WESTERLY AND HAVING A RADIUS OF 510.07 FEET, AN ARC DISTANCE OF 112.39 FEET; THENCE CONTINUING NORTHWARDLY ALONG SAID EASTERLY LINE, SAID EASTERLY LINE BEING HERE A STRAIGHT LINE HAVING A BEARING OF NORTH 00 DEGREES, 11 MINUTES, 15 SECONDS WEST A DISTANCE OF 1150.06 FEET TO AN INTERSECTION WITH A LINE WHICH IS 976.16 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 5, SAID POINT OF INTERSECTION BEING 46.80 FEET, AS MEASURED ALONG SAID PARALLEL LINE, EAST OF THE INTERSECTION OF SAID PARALLEL LINE WITH SAID EAST LINE OF S. RACINE AVENUE; THENCE SOUTH 89 DEGREES, 53 MINUTES, 45 SECONDS EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 2.65 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF LOT 11 IN SAID STOCKYARD SUBDIVISION; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 11, SAID WESTERLY LINE BEING HERE A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE 896.68 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID POINT OF THE INTERSECTION BEING 399.96 FEET, AS MEASURED ALONG SAID PARALLEL LINE, WEST OF THE SOUTHEAST CORNER OF SAID LOT 11, THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER, SAID PARALLEL LINE BEING ALSO THE WESTWARD EXTENSION OF THE SOUTH LINE OF SAID LOT 11, A DISTANCE OF 125.76 FEET; THENCE NORTH 73 DEGREES, 08 MINUTES, 27 SECONDS WEST A DISTANCE OF 136.24 FEET TO A POINT OF CURVE; THENCE WESTWARDLY AND SOUTHWESTWARDLY ALONG A CURVED LINE CONVEX NORTHERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 36.53 FEET; THENCE SOUTH 64 DEGREES, 59 MINUTES, 35 SECONDS WEST, A DISTANCE OF 86.42 FEET TO AN INTERSECTION WITH SAID LINE WHICH IS 423.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES, 53 MINUTES, 45 SECONDS WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 145.47 FEET TO THE POINT OF BEGINNING.

PIN 20-05-400-009-0000

STATE TAX

STATE OF ILLINOIS



APR. 15. 09


REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000014013

REAL ESTATE TRANSFER TAX
0048950
FP326703

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX



APR. 15. 09

REVENUE STAMP

0000011872

REAL ESTATE TRANSFER TAX
0024475
FP326657