

UNOFFICIAL COPY



Trustee's Deed



1026631111

Doc#: 1026631111 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/23/2010 03:25 PM Pg: 1 of 3

MAIL TO: VINCENT F. GULLIANO  
7777 W. Cermak Rd  
Suite 300  
NORTH RIVERSIDE, IL 60546

This indenture made this 10th day of September, of 2010, 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 28th day of April, 2006, and known as Trust Number 19431, party of the first part and Co-Chiefilovsky, LLC whose address is 2404 S. Wolcott, Unit 14, Chicago, IL. 60608 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 (Exhibit "A")

STC 614977  
10A2

PIN: 17-30-209-017-1014

Commonly known as: 2404 S. Wolcott, Unit 14, Chicago, IL. 60608

Subject to: See Attached Exhibit "B"

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.

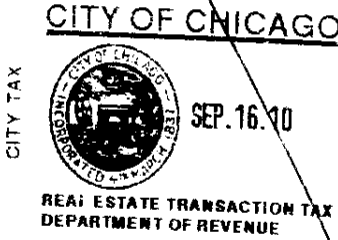
STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

Attest: Donna Diviero  
Donna Diviero, ATO

By: Patricia Ralphson  
Patricia Ralphson, AVP & TO

S Y  
P 3  
S N  
SC Y  
INT AS

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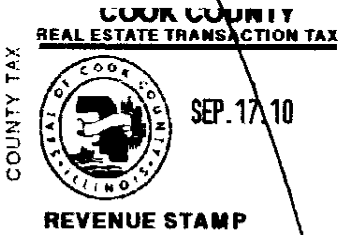


REAL ESTATE TRANSFER TAX
25200.00
# 0000029198 FP 102807

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.

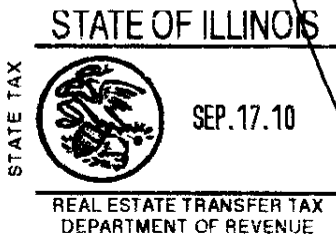
Given under my hand and Notarial Seal this 10th day of September, 20 10.



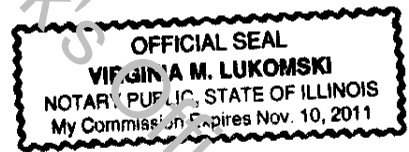
REAL ESTATE TRANSFER TAX
01200.00
# 0000048984 FP 102810

NOTARY PUBLIC

*Virginia M. Lukomski*



REAL ESTATE TRANSFER TAX
02400.00
# 000001638 FP 102804



AFTER RECORDING  
MAIL TO:  
VINCENT F. GIULIANO  
7722 W. CERMAK Rd  
SUITE 300  
NORTH RIVERSIDE, IL  
60546

MAIL TAX BILLS TO:  
CO-CHMELOVSKY LLC  
2404 S. WOLCOTT,  
UNIT 14  
CHICAGO, IL 60608

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

# UNOFFICIAL COPY

Exhibit "A"

## LEGAL DESCRIPTION

Parcel 1: Unit 14 in Chicago International Produce Market Condominium as delineated on a survey of the following described real estate:

Parcel A: Lots 1 through 15 both inclusive, (excepting therefrom the West 65 feet of the South 15 feet of Lots 2 and the West 15 feet of Lot 3 through 15, both inclusive), and Lots 16, 17 and 18 (excepting therefrom the West 100 feet thereof), all in Block 13; and Lots 19 to 34 both inclusive, and Lot 35 (excepting therefrom the North 80.4 feet of the East 30 feet thereof) and Lot 36 (excepting therefrom the East 80 feet thereof) all in Block 12, all said Lots and Blocks being in S. J. Walker's Dock Addition to Chicago, being a subdivision of that part of the East 1/2 of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, which lies North of the West branch of the South branch of the Chicago River, in Cook County, Illinois.

Parcel B: The Westerly 1/2 of Canal "C" lying East of and adjoining Lots 19 to 35, both inclusive, (excepting therefrom the North 80.4 feet of the Westerly 1/2 of Canal "C" lying East of and adjoining the North 80.4 feet of Lot 35), all in Block 12 in S. J. Walker's Dock Addition to Chicago, being a subdivision of the East 1/2 North of River of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel C: All that part of vacated South Wolcott Avenue described as follows: lying West of the West line of Lots 19 to 36, both inclusive, in Block 12 aforesaid, lying East of the East line of Lots 1 to 18, both inclusive, in Block 13, aforesaid lying South of a line drawn at right angles to West line of Lot 36 in Block 12 from a point which is 38.89 feet South of the Northwest corner of said Lot 36 as measured along the West line of said Lot 36, said right angle line extended West to the East line of Lot 1 in Block 13 and lying North and Northerly of a line drawn from the Southwest corner of Lot 19 in Block 12 to the Southeast corner of Lot 18 in Block 13 aforesaid; said vacated street being further described as that part of South Wolcott Avenue lying between a right angle line drawn from the East line of South Wolcott Avenue from a point 38.89 feet South of the Southeasterly line of the Burlington Northern and Santa Fe Railroad and the Northwesterly line of the West Fork of the South Branch of the Chicago River, as vacated by vacation Ordinance recorded October 4, 2000 as Document 00778090.

Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as document 0020271499 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2: The right to the use of U1-A through U36A, exclusive limited common elements as delineated on the survey attached to the Declaration aforesaid recorded as document 0020271499.

Parcel 3: Easement for the benefit of Parcels 1 and 2 as created by Agreement recorded October 19, 1979 as Document 25201753 as created by Easement Agreement made by and between LaSalle National Bank, under Trust no. 44760, and Edward Hines Lumber Co., a corporation of Delaware, over the following described property:

An Easement 22 feet in width lying 11 feet on each side of the following described center line, being that part of Lots 16, 17 and 18 in Block 13 in S. J. Walker's Dock Addition to Chicago, being a subdivision of that part of the East 1/2 of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, which lies North of the West branch of the South branch of the Chicago River described as follows:

Note: The West line of aforesaid Lots 16, 17 and 18 is considered as bearing due North for the following courses: Commencing at the Northwest corner of aforesaid Lot 16, thence North 89 degrees 54 minutes East in its North line, a distance of 35 feet to the point of beginning of the aforesaid center line; thence South in aforesaid center line a distance of 347.0 feet to manhole; thence South 25 degrees 49 minutes West in aforesaid center line a distance of 71.50 feet to the end of the sewer being in the Westerly face of steel sheeting, in Cook County, Illinois.