

# UNOFFICIAL COPY



This Instrument Was Prepared by  
And After Recording Return to:

Doc#: 1122933131 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/17/2011 02:20 PM Pg: 1 of 6

Schiff Hardin LLP  
233 S. Wacker Drive, Suite 6600  
Chicago, IL 60606  
Attn: David Sattelberger, Esq.

①  
8/15 2:44 PM  
ca

Property of Cook County Clerk's Office



*This Space for Recorder's Use Only*

## TRUSTEE'S DEED

This indenture is made as of the 30th day of June, 2011, between DEAN M. EBERHARDT, not personally but as Trustee of the Mark D. Eberhardt Trust ("**Grantor**" or "**Trustee**"), and DEAN M. EBERHARDT, not personally but as Trustee of the Dean M. Eberhardt Trust, having an address of 809 Lakeside Drive, Downers Grove, IL 60516 ("**Grantee**").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby CONVEY and QUITCLAIM unto Grantee Grantor's undivided fifty percent (50%) interest in the following described real estate situated in Cook County, Illinois ("**Real Estate**"), to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

**Parcel Identification No.:** 16-35-122-028-0000  
**Common Street Address:** 3307 S. Lawndale, Chicago, Illinois 60623

together with the tenements and appurtenances thereunto belonging, but subject to (a) every trust deed or mortgage of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof; (b) general real estate taxes not yet due and payable as of the date hereof, (c) covenants, conditions and restrictions of record; (d) building lines and easements, if any; and (e) acts done by or suffered through Grantee.

TO HAVE AND TO HOLD the same unto Grantee, and to the proper use, benefit and behoof of Grantee.

And Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

[Signature and notary page follows]


Box 400-CTCC

S X  
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S r  
SC y  
INT EB

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This Deed is executed pursuant to and in the exercise of the 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.

**IN WITNESS WHEREOF**, Grantor has caused its name to be signed to those presents by the undersigned as of the day and year first above written.

  
DEAN M. EBERHARDT, not personally but solely as Trustee of the Mark D. Eberhardt Trust

STATE OF ILLINOIS, COUNTY OF COOK \_\_\_\_\_ ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that DEAN M. EBERHARDT, Trustee of the Mark D. Eberhardt Trust, personally known to me to be the same person whose name is subscribed to the forgoing instrument as such Trustee, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, as Trustee aforesaid, for the uses and purposes therein set forth.

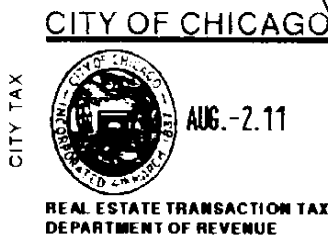
Given under my hand and official seal, this 30<sup>th</sup> day of June, 2011.



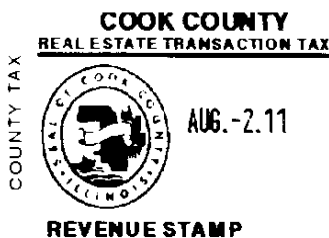
 (Notary Public)

**Send Subsequent Tax Bills To:**

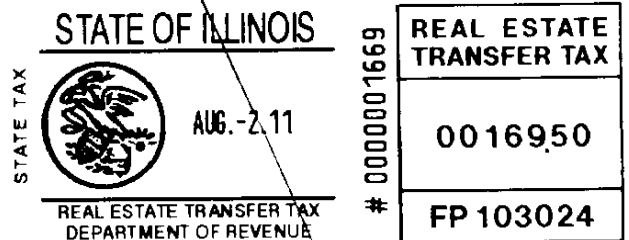
Dean M. Eberhardt, Trustee  
3307 S. Lawndale Avenue  
Chicago, Illinois 60622



REAL ESTATE TRANSFER TAX
09450.00
FP 103023



REAL ESTATE TRANSFER TAX
0008475
FP 103022



REAL ESTATE TRANSFER TAX
0016950
FP 103024

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## Exhibit A

### Legal Description

See attached.

Common Address: 3307 S. Lawndale, Chicago, Illinois 60623

PIN: 16-39-122-028-0000

Property of Cook County  
COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

THAT PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET EAST OF THE WEST LINE AND 150 FEET SOUTH OF THE NORTH LINE OF THE SAID WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF THE SAID SOUTHEAST 1/4, (SAID LINE BEING ALSO THE SOUTHERLY LINE OF RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY), A DISTANCE OF 39.3 FEET TO A POINT OF CURVE IN SAID RIGHT OF WAY; THENCE SOUTHEASTERLY ON A CURVE TANGENT TO THE LAST DESCRIBED LINE AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE SAID WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SAID SOUTHEAST 1/4; THENCE WEST ON THE LAST DESCRIBED LINE 300.32 FEET TO A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF THE SAID SOUTHEAST 1/4, THE SAID LINE BEING ALSO THE EAST LINE OF LAWDALE AVENUE; THENCE NORTH 540.31 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

THAT PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE SAID EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 WITH A LINE PARALLEL TO AND 690.31 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 AFORESAID; THENCE EAST ON THE LAST DESCRIBED LINE 292.36 FEET; THENCE SOUTHEAST ON A STRAIGHT LINE 77.55 FEET TO A POINT IN A LINE PARALLEL TO AND 20 FEET WEST OF THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 35 AFORESAID, SAID POINT BEING 565.11 FEET NORTH OF THE SOUTH LINE OF THE SAID NORTHWEST 1/4; THENCE NORTH 41.61 FEET TO A POINT OF CURVE IN THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF SAID CHICAGO AND ILLINOIS WESTERN RAILROAD COMPANY ON A CURVE TANGENT TO THE WEST LINE OF THE RIGHT OF WAY OF THE ILLINOIS NORTHERN RAILWAY AND CONVEX TO THE NORTHEAST WITH A RADIUS OF 573.7 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35 AFORESAID; THENCE SOUTH ON THE LAST DESCRIBED LINE 477.71 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART LYING EASTERLY OF A LINE 75 FEET WESTERLY OF MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35) AND

EXCEPT FROM AFORESAID PARCELS 1 AND 2 TAKEN AS A TRACT:

THAT PART OF THE NORTH 690.31 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE WEST 33 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 WITH THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE NORTH ALONG SAID EAST LINE 151.70 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 45 DEGREES TO THE RIGHT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 4.95 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE WEST LINE OF THE EAST 1/2 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 FOR A DISTANCE OF 282.76 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 9 DEGREES 24 MINUES 02 SECONDS TO THE LEFT WITH THE LAST DESCRIBED COURSE EXTENDED FOR A DISTANCE OF 108.66 FEET; THENCE SOUTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 65 DEGREES 16 MINUTES 03 SECONDS TO THE RIGHT WITH THE LAST DESCRIBED

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COURSE EXTENDED FOR A DISTANCE OF 91.53 FEET TO A POINT IN THE SOUTH LINE OF THE NORTH 595 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE EAST ON SAID SOUTH LINE OF THE NORTH 595 FEET FOR A DIISTANCE OF 20.48 FEET; THENCE SOUTHEASTERLY FOR A DISTANCE OF 94.63 FEET TO A POINT IN THE WEST LINE OF THE EAST 75 FEET OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, SAID POINT BEING 80 FEET NORTH OF THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID (AS MEASURED IN SAID WEST LINE OF THE EAST 75 FEET); THENCE SOUTH IN SAID WEST LINE OF THE EAST 75 FEET FOR A DISTANCE OF 80 FEET TO THE SOUTH LINE OF THE NORTH 690.31 FEET AFORESAID; THENCE WEST ON SAID SOUTH LINE OF THE NORTH 690.31 FEET FOR A DISTANCE OF 558.82 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 3307 SOUTH LAWNDALE, CHICAGO, ILLINOIS 60632

P.I.N. 16-35-122-028

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## AFFIDAVIT FOR PURPOSES OF THE PLAT ACT

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

Dean M. Eberhardt, being first duly sworn on oath, states:

That he is the Trustee of the Mark D. Eberhardt Trust, which owns an undivided 50% interest in the property commonly known as 3307 S. Lawndale, Chicago, Illinois, which property is legally described in the attached deed.

That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons below:

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. **The sale or exchange of parcels of land between owners of adjoining and contiguous land.**
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

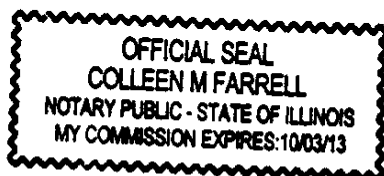
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County to accept the attached deed for recording. Further the affiant sayeth naught.

Subscribed and sworn to before me this 8th day of August, 2011.

Colleen M. Farrell

Notary Public

CH2\10278300.1



[Signature]

DEAN M. EBERHARDT, not personally but solely as Trustee of the Mark D. Eberhardt Trust