



Doc#: 1307442042 Fee: \$52.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2013 09:37 AM Pg: 1 of 8

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TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 7th day of March, 2013, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 1st day of July, 1996, and known as Trust Number S11362, party of the first part, and Racine Partners, LLC, an Illinois Limited Liability Company whose address is: 1555 W. 44th Street Chicago, Illinois 60609 party of the second part.

WITNESSETH, That said party of the first part, 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 said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTIONS SEE ATTACHED "EXHIBIT A", CONSISTING OF FOUR (4) PAGES), WHICH ARE EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Property Address: 4124 S. Racine Avenue, Chicago, Illinois 60609  
Property Tax Numbers: 20-05-106-004-0000; 20-05-106-009-0000; 20-05-102-034-0000 and 20-05-102-037-0000

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 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. 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 the delivery hereof.

REAL ESTATE TRANSFER 03/08/2013



CHICAGO: \$19,500.00  
CTA: \$7,800.00  
TOTAL: \$27,300.00

20-05-106-004-0000 | 20130201605179 | UU0J9U

REAL ESTATE TRANSFER 03/08/2013



COOK: \$1,300.00  
ILLINOIS: \$2,600.00  
TOTAL: \$3,900.00

20-05-106-004-0000 | 20130201605179 | JE6XLD

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL A:

A PARCEL OF LAND CONSISTING OF A PART OF THE EAST 25 ACRES OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A PART OF BLOCK 2 IN PARKERS ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE EAST PART OF THE SOUTH HALF OF THE NORTH WEST QUARTER OF SECTION 5 AND PART OF THE WEST 15 ACRES OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF SAID BLOCK 2, AT A POINT THEREON WHICH IS 31.82 FEET WEST FROM THE SOUTH EAST CORNER OF SAID BLOCK 2, (SAID SOUTH EAST CORNER OF BLOCK 2 BEING HEREIN DEFINED AS A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 WHICH IS 1741.87 FEET SOUTH FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 5, AND RUNNING;

THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 31.24 FEET TO A POINT WHICH IS 1716.96 FEET SOUTH FROM THE NORTH LINE OF 13.01 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 992.00 FEET, A DISTANCE OF 201.48 FEET TO A POINT WHICH IS 1519.38 FEET SOUTH FROM THE NORTH LINE AND 50.25 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 150.53 FEET TO A POINT WHICH IS 1375.13 FEET SOUTH FROM THE NORTH LINE AND 92.97 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWARDLY ALONG THE ARC OF A CIRCLE CONVEX TO THE WEST AND HAVING A RADIUS OF 704.00 FEET (THE NORTHERLY TERMINUS OF SAID ARC BEING A POINT WHICH IS 1120.15 FEET SOUTH FROM THE NORTH LINE AND 119.75 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 122.74 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH THE ARC OF ANOTHER CIRCLE, WHICH OTHER ARC IS CONVEX TO THE NORTHEAST AND HAS A RADIUS OF 1111.33 FEET, AND EXTENDS NORTHWESTWARDLY FROM A POINT WHICH IS 1300.07 FEET SOUTH FROM THE NORTH LINE AND 92.39 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 TO A POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5; (SAID POINT OF INTERSECTION BEING 1255.05 FEET SOUTH FROM THE NORTH LINE AND 117.40 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE LAST DESCRIBED ARC, A DISTANCE OF 148.97 FEET TO SAID POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE OF 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

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THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 336.37 FEET, A DISTANCE OF 50.10 FEET TO A POINT WHICH IS 1095.15 FEET SOUTH FROM THE NORTH LINE AND 234.77 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 34.09 FEET TO A POINT WHICH IS 1070.39 FEET SOUTH FROM THE NORTH LINE AND 258.16 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 66.73 FEET TO A POINT WHICH IS 1025.28 FEET SOUTH FROM THE NORTH LINE AND 307.24 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 68.50 FEET TO A POINT WHICH IS 979.57 FEET SOUTH FROM THE NORTH LINE AND 358.17 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 125.47 FEET TO A POINT WHICH IS 912.10 FEET SOUTH FROM THE NORTH LINE AND 463.83 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE WESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 49.15 FEET TO A POINT WHICH IS 912.00 FEET SOUTH FROM THE NORTH LINE AND 512.98 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 112.28 FEET TO A POINT WHICH IS 999.25 FEET SOUTH FROM THE NORTH LINE AND 442.47 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 16.96 FEET TO A POINT WHICH IS 1006.67 FEET SOUTH FROM THE NORTH LINE AND 457.74 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 505.64 FEET, A DISTANCE OF 248.62 FEET TO A POINT IN A LINE WHICH IS PARALLEL WITH AND 9.37 FEET WEST OF THE WEST LINE OF SAID BLOCK 2 IN PACKERS ADDITION TO CHICAGO PRODUCED NORTH AND 99.07 FEET NORTH OF THE LINE BETWEEN THE NORTH HALF AND SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE, SAID DISTANCE OF 99.07 FEET TO A POINT ON THE LINE BETWEEN THE NORTH HALF AND THE SOUTH HALF OF SAID NORTHWEST QUARTER;

THENCE EAST ALONG SAID LINE BETWEEN THE NORTH HALF AND THE SOUTH HALF OF SAID NORTHWEST QUARTER, A DISTANCE OF 9.37 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 2;

THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 396.51 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, WHICH IS HEREIN DEFINED AS BEING

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1742.80 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST QUARTER OF SECTION 5; AND

THENCE EAST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 365.46 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF THE EAST 25 ACRES OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE ARC OF A CIRCLE, CONVEX TO THE WEST, HAVING A RADIUS OF 704.00 FEET, AND EXTENDING NORTHWARDLY FROM A POINT WHICH IS 375.13 FEET SOUTH FROM THE NORTH LINE AND 92.97 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, TO A POINT WHICH IS 1120.15 FEET SOUTH FROM THE NORTH LINE AND 119.75 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, WITH THE ARC OF ANOTHER CIRCLE, CONVEX TO THE NORTHEAST, HAVING A RADIUS OF 1111.33 FEET, AND EXTENDING NORTHWESTWARDLY FROM A POINT WHICH IS 1300.07 FEET SOUTH FROM THE NORTH LINE AND 92.39 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5 TO A POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5; (SAID POINT OF INTERSECTION BEING 1255.05 FEET SOUTH FROM THE NORTH LINE AND 117.40 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5) AND RUNNING;

THENCE NORTHWESTWARDLY ALONG THE LAST DESCRIBED ARC, A DISTANCE OF 148.97 FEET TO SAID POINT WHICH IS 1132.08 FEET SOUTH FROM THE NORTH LINE AND 201.05 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 336.37 FEET, A DISTANCE OF 50.10 FEET TO A POINT WHICH IS 1095.15 FEET SOUTH FROM THE NORTH LINE AND 234.77 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE, A DISTANCE OF 34.09 FEET TO A POINT WHICH IS 1070.39 FEET SOUTH FROM THE NORTH LINE AND 258.16 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE NORTHWESTWARDLY ALONG A STRAIGHT LINE (THE NORTHWESTERLY TERMINUS OF WHICH IS A POINT 1025.28 FEET SOUTH FROM THE NORTH LINE AND 307.24 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5, A DISTANCE OF 42.67 FEET;

THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 45.81 FEET TO A POINT WHICH IS 1041.44 FEET SOUTH FROM THE NORTH LINE AND 243.73 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 5;

THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST AND HAVING A RADIUS OF 1136.28 FEET, A DISTANCE OF 194.82 FEET TO A

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POINT ON THE FIRST HEREIN DESCRIBED ARC WHICH IS 62.45 FEET, AS MEASURED ALONG SAID ARC, NORTHERLY FROM THE POINT OF BEGINNING, AND THENCE SOUTHWARDLY ALONG SAID FIRST HEREIN DESCRIBED ARC, SAID DISTANCE OF 62.45 FEET TO THE POINT OF BEGINNING;

ALL IN COOK COUNTY, ILLINOIS.

PIN(s): 20-05-106-004-0000, 20-05-106-009-0000, 20-05-102-034-0000, 20-05-102-037-0000  
Common Address: 4124 South Racine Avenue, Chicago, Illinois 60609

Property of Cook County Clerk's Office



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## PLAT ACT AFFIDAVIT

State of Illinois    )  
                           ) :ss  
 County of Cook    )

Patricia A. Schimek, President of LaGrou Holdings Co., being duly sworn on oath, states that she/he resides at 400 E. Randolph Street, Unit 2403, Chicago, Illinois 60601. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
 or  
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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 public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

*[Signatures begin on next page]*

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Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

**LAGROU RACINE LIMITED PARTNERSHIP,**  
Beneficiary of Chicago Title Land Trust Company  
Trust No. S11362 dated July 1, 1996

By: LAGROU HOLDINGS CO., an  
Illinois corporation

By: Patricia A. Schimek  
Name: Patricia A. Schimek  
Title: President

SUBSCRIBED AND SWORN to before me this 6th day of March, 2013.

Mary K. Wasik  
Notary Public

My commission expires on: \_\_\_\_\_ (Seal)

