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TRUSTEE'S DEED

This Indenture, made this 5TH day of August, 2013, between:

John D. Koenen, Chris A. Koenen and David T. Koenen as Co-Trustees under the Carol S. Koenen Trust Agreement dated March 24, 1987, as Amended, Grantor, and

4825 W. LAWRENCE, LLC, of Barrington, Illinois, Grantee,

WITNESSETH, that the Grantor, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabled, do hereby convey and quitclaim unto the Grantee, the following described real estate situated in the City of Chicago, County of Cook, and State of Illinois, legally described as follows:

An undivided One-Half (1/2) interest in and to the Real Estate more particularly described on the 2 page Rider attached hereto and incorporated herein.

Commonly known as: 4825 W. Lawrence Avenue, Chicago, Illinois 60630

Property Index No.: 13-16-207-003-0000 and 13-16-207-007-0000

subject to: general real estate taxes for 2013 and subsequent years; covenants, conditions and restrictions of record; building lines and easements which do not interfere with the current use and enjoyment of the property.

TO HAVE AND TO HOLD said premises in Fee Simple forever.

This property is NOT Homestead Property.

DATED this 5th day of August, 2013.

John D. Koenen (Seal)
John D. Koenen, Co-Trustee u/t/a dated March 24, 1987

Chris A. Koenen (Seal)
Chris A. Koenen, Co-Trustee u/t/a dated March 24, 1987

David T. Koenen (Seal)
David T. Koenen, Co-Trustee u/t/a dated March 24, 1987



Doc#: 1322656021 Fee: \$46.00
RHSF Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/14/2013 03:04 PM Pg: 1 of 5

FOR RECORDER USE ONLY



REAL ESTATE TRANSFER

08/13/2013

13-16-207-003-0000 | 20130801601285 | KZ5M4G

REAL ESTATE TRANSFER 08/13/2013

COOK ILLINOIS TOTAL: \$0.00 \$0.00 \$0.00



13-16-207-003-0000 | 20130801601285 | 0MEE5B

CHICAGO: \$0.00
CTA: \$0.00
TOTAL: \$0.00

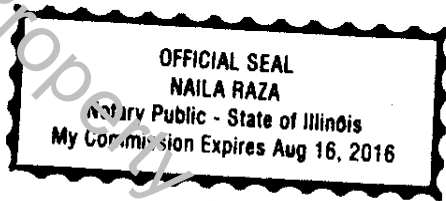
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State of Illinois

County of Cook

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I the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY** that John D. Koenen, Chris A. Koenen and David T. Koenen, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this 12th day of August, 2013



Naila Raza
Notary Public

Commission expires Aug 16, 2016

DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2, Section 4, of the Real Estate Transfer Tax Act.

Dated this 5th day of August, 2013

John D. Koenen
Signature of Buyer-Seller or their Representative

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

Mail this instrument to: John D. Koenen 4825 W. Lawrence Avenue, Chicago, Illinois 60630

Send subsequent tax bills to: Mayfair Lumber Co, 4825 W. Lawrence Ave, Chicago, IL 60630-3804

This instrument was prepared by: John D. Koenen, 3 Whitetail Trail, Barrington, IL 60010

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Redeem - Legal Description

PARCEL 1:

THAT PART OF THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT A POINT IN THE SOUTH LINE OF LAWRENCE AVENUE, DISTANT 50 FEET NORTH EASTERLY MEASURED AT RIGHT ANGLES FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO, MILWAUKEE, AND ST. PAUL AND PACIFIC RAILROAD COMPANY, AS SAID MAIN TRACKS ARE NOW LOCATED AND ESTABLISHED; THENCE EAST ALONG THE SOUTH LINE OF LAWRENCE AVENUE, 323.61 FEET; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES FROM SAID SOUTH LINE OF LAWRENCE AVENUE, 515.00 FEET; THENCE SOUTH WESTERLY ALONG A LINE FORMING AN ANGLE OF 69 DEGREES 47 MINUTES 30 SECONDS WITH AN EXTENSION OF SAID LAST DESCRIBED COURSE, A DISTANCE OF 125.79 FEET MORE OR LESS TO A POINT DISTANT 50 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLES FROM SAID RAILWAY CENTER LINE; THENCE NORTHWESTERLY PARALLEL WITH SAID RAILWAY CENTERLINE 594.81 FEET MORE OR LESS TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF WEST LAWRENCE AVENUE, 50 FEET NORTHEASTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY; THENCE EAST ALONG THE SOUTH LINE OF SAID WEST LAWRENCE AVENUE, A DISTANCE OF 323.61 FEET TO THE NORTHEAST CORNER OF A CERTAIN PARCEL OF LAND CONVEYED FROM THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY TO MAYFAIR DEVELOPMENT CORPORATION BY DEED DATED JUNE 2, 1947; SAID NORTHEAST CORNER ALSO BEING THE POINT OF BEGINNING OF THE LAND HEREIN TO BE DESCRIBED; THENCE SOUTH ALONG A LINE DRAWN AT RIGHT ANGLES FROM SAID SOUTH LINE OF WEST LAWRENCE AVENUE, A DISTANCE OF 515.00 FEET; THENCE EAST ALONG A LINE AT RIGHT ANGLES TO THE LAST DESCRIBED LINE, A DISTANCE OF 54.25 FEET, MORE OR LESS, TO A POINT 9.5 FEET WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S SPUR TRACK I.C.C. NUMBER 135, WHICH SAID POINT IS ALSO THE NORTHEASTERLY CORNER OF A CERTAIN PARCEL OF LAND CONVEYED FROM SAID RAILWAY COMPANY TO MILLER BROS. LUMBER COMPANY BY DEED DATED DECEMBER 5, 1961; THENCE SOUTHERLY ALONG A LINE PARALLEL WITH SAID I.C.C. TRACK NUMBER 135, A DISTANCE OF 183.90 FEET; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONCAVE TO THE EAST AND HAVING A RADIUS OF 523.34

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FEET (THE LONG CHORD OF WHICH FORMS AN ANGLE OF 186 DEGREES 50 MINUTES AS MEASURED COUNTER CLOCKWISE, FROM LAST DESCRIBED LINE) A DISTANCE OF 125.44 FEET; THENCE SOUTHEASTERY ALONG THE LINE FORMING AN ANGLE OF 186 DEGREES 55 MINUTES, AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED LONG CHORD, A DISTANCE OF 328.00 FEET; THENCE SOUTHERLY ALONG A LINE FORMING AN ANGLE OF 170 DEGREES 43 MINUTES AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED LINE, A DISTANCE OF 126.50 FEET TO A POINT ON THE NORTH LINE OF WEST WILSON AVENUE, WHICH IS ALSO THE SOUTHEASTERLY CORNER OF SAID LAND CONVEYED BY ABOVE MENTIONED DEED DATED DECEMBER 5, 1961; THENCE EASTERLY ALONG THE NORTH LINE OF SAID WEST WILSON AVENUE TO A POINT 50 FEET WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY'S WESTBOUND MAYFAIR TO EVANSTON MAIN TRACK (BEING THE MOST WESTERLY MAIN TRACK) AS NOW LOCATED AND ESTABLISHED, THENCE NORTH ALONG A LINE PARALLEL WITH THE CENTERLINE OF SAID WESTBOUND MAIN TRACK TO THE SOUTH LINE OF SAID WEST LAWRENCE AVENUE; THENCE WEST ALONG THE SOUTH LINE OF SAID WEST LAWRENCE AVENUE TO THE POINT OF BEGINNING. RESERVING HOWEVER, UNTO THE PARTY OF THE FIRST PART, ITS SUCCESSORS AND/OR ASSIGNS, A STRIP OF LAND 19 FEET IN WIDTH, BEING 9.5 FEET ON EACH SIDE OF A STRAIGHT LINE BEGINNING ON THE EASTERLY LINE OF THE ABOVE DESCRIBED PREMISES AT THE CENTERLINE OF THE I.C.C. TRACK 132 AND TERMINATING ON THE WESTERLY SIDE OF THE ABOVE DESCRIBED PREMISES AT THE CENTER LINE OF THE I.C.C. TRACK 136, FOR THE USE OF SPUR TRACKS AS NOW LOCATED ON SAID STRIP, TOGETHER WITH THE RIGHT TO USE, OCCUPY AND ENJOY SAID STRIP FOR THE PURPOSE OF PROPER MAINTENANCE AND OPERATION OF SAID TRACKS, UNTIL SUCH TIME AS SAID PARTY OF THE FIRST PART, ITS SUCCESSORS AND/OR ASSIGNS, SHALL PERMANENTLY ABANDON THE USE OF SAID TRACK.

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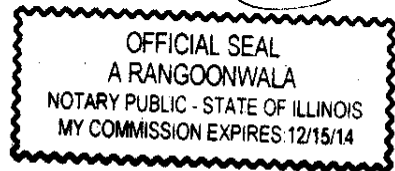
STATEMENT BY GRANTOR AND GRANTEE

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, 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 title to real estate under the laws of the State of Illinois.

Dated 8-13, 2013

Signature: *John D Koener*
Grantor or Agent

Subscribed and sworn to before me
By the said John D Koener
This 14th day of August 2013
Notary Public A. Rangoonwala



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 title to real estate under the laws of the State of Illinois.

Date 8-13, 2013

Signature: *John D Koener*
Grantee or Agent

Subscribed and sworn to before me
By the said John D Koener
This 14th day of August 2013
Notary Public A. Rangoonwala



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)