

UNOFFICIAL COPY



TRUSTEE'S DEED, COOK COUNTY, ILLINOIS
JOINT TENANCY FILED FOR RECORD

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Form 324 R 2-62

THE ABOVE SPACE FOR RECORDERS USE ONLY

LATER DATE UNIT E
D 6755# 68-24-549-E (Chicago)

THIS INDENTURE made this 18th day of July, 1974, between CHICAGO TITLE 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 company in pursuance of a trust agreement dated the 15th day of March, 1971, and known as Trust Number 56864, party of the first part, and THOMAS M. SHAPIRO and MARY R. SHAPIRO, his wife, of 850 South Laflin, Chicago, Illinois, not as tenants in common, but as joint tenants, parties 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 considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE RIDER ATTACHED HERETO AND PART HEREOF.

Together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said parties of the second part forever, not in tenancy in common but in joint tenancy.

This Instrument Prepared By Paul Fisher
of GREENBERGER, KRAUSS & JACOBS, CHARITRED, 105 West
Adams Street, Suite 2200, Chicago, Illinois 60603

This deed is subject to payment by and in the name of the grantor 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 any such trust deed in mortgage to any third party of record in said county given to secure the payment of money and consisting substantially of the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed and has caused the same to be signed by those persons by the Assistant Vice President and Assistant Secretary the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid.



By *Mary R. Beach* Assistant Vice President
Attest *Arlene W. Katalinic* Assistant Secretary

STATE OF ILLINOIS,)
COUNTY OF COOK) SS



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged 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 Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said Company, caused the corporate seal of said Company to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal Date July 18, 1974
Augustine Moses Notary Public

DELIVERY INSTRUCTIONS
NAME Mrs. & Mrs. Thomas M. Shapiro
STREET 850 So. Laflin
CITY Chicago, Illinois
OR
RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
850 S. Laflin
Chicago, Ill.

BOX 533

CITY OF CHICAGO
DEPT OF REAL ESTATE TRANSFERS
RECEIVED
21306
CITY OF CHICAGO
DEPT OF REAL ESTATE TRANSFERS
RECEIVED
5400
CITY OF CHICAGO
DEPT OF REAL ESTATE TRANSFERS
RECEIVED
5400

COOK COUNTY SAFETY FILM

UNOFFICIAL COPY

RIDER TO TRUSTEE'S DEED FROM CHICAGO TITLE & TRUST COMPANY AS TRUSTEE UNDER AGREEMENT DATED MARCH 15, 1971 AND KNOWN AS TRUST NO. 56864 AND THOMAS G. SHAPIRO AND MARY R. SHAPIRO, HIS WIFE, IN JOINT TENANCY.

WACEL 30, All that part of certain lots in Section 17, Township 39 North, Range 14 East of the 3rd Principal Meridian, falling within the following described tract, to-wit: Commencing at the Northwest corner of Lot 1 in Section 17, Township 39 North, Range 14 East of the 3rd Principal Meridian, at the intersection of the South line of West Folk Street with the West line of South Laffin Street and running thence North 89 degrees 53 minutes 35 seconds West along said South line of West Folk Street, a distance of 23.15 feet to an intersection with a line 300.0 feet East of and parallel with the East line of South Ashland Blvd. as widened; thence South along said last described parallel line a distance of 122.70 feet; thence South along a curved line, convex to the West and having a radius of 165.0 feet, (the center point for said radius of 165.0 feet being 182.65 feet South of the South line of West Folk Street and 109.75 feet West of the West line of South Laffin Street), a distance of 177.33 feet to an intersection with said line 300.0 feet East of and parallel with the East line of South Ashland Blvd. as widened; thence South along said last described parallel line a distance of 22.23 feet to a point 265.0 feet South of (as measured along said aforementioned parallel line) said South line of West Folk Street; thence South 89 degrees 53 minutes 35 seconds East a distance of 10.69 feet; thence Southeasterly along a curved line, convex to the Southwest and having a radius of 165.0 feet, (the center point for said radius of 165.0 feet being 182.65 feet South of the South line of West Folk Street and 109.75 feet West of the West line of South Laffin Street) a distance of 30.12 feet to an intersection with a line 323.0 feet East of and parallel with said East line of South Ashland Blvd. as widened; thence South along said last described parallel line, 41.16 feet; thence East, 45.32 feet; thence South 63 degrees 07 minutes 33 seconds West, 20.45 feet to an intersection with a curved line convex to the Northwest and having a radius of 154.0 feet; (the center point for said radius of 154.0 feet being 404.16 feet South of the South line of West Folk Street and 335.31 feet West of the West line of South Laffin Street); thence Northwest along said last described curved line, 19.21 feet to a point for the place of beginning of the Parcel of Land herein described; thence continuing Northwest along said last described curved line, 11.66 feet; thence North 30 degrees 03 minutes 40 seconds West, 8.94 feet; thence North 53 degrees 47 minutes 33 seconds East, 43.50 feet; thence South 03 degrees 6 minutes 30 seconds East, 33.71 feet; thence South 89 degrees 54 minutes 30 seconds West, 12.27 feet; thence South 53 degrees 47 minutes 33 seconds West, 50.50 feet to the place of beginning.

Grantor furthermore expressly grants to the grantees, their successors and assigns, all rights and easements appurtenant to the above-described real estate, the rights and easements of record for the benefit of said property.

This conveyance is made to all rights, benefits, easements, restrictions, conditions, reservations and covenants contained in said Declaration, and the Grantor expressly reserves to himself, his successors and assigns, the rights, benefits and easements set forth in said Declaration for the benefit of all remaining property described in said survey or said Declaration.

This Deed is subject to: The general exceptions contained in the Chicago Title Insurance Company form of owner's title insurance policy; current real estate taxes, the Declaration and all amendments and supplements thereto; applicable zoning or building laws; Quit claim Deed from City of Chicago to Campus Green Developers, Inc. dated December 6, 1971 and recorded December 10, 1971 as Document No. 21744216; easements granted and to be granted to public and quasi-public utilities; right of public and quasi-public utilities; all conditions, restrictions and agreements contained in Redevelopment Agreement between City of Chicago and Campus Green Developers recorded June 28, 1971 as Document No. 21525614; Declaration of party wall rights, easements, conditions and restrictions recorded June 23, 1971 as Document No. 21522797; Supplementary Declaration to Declaration of Party Wall Rights, Easements, Conditions and Restrictions dated June 29, 1972 recorded as Document No. 21961806.

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CLERK'S OFFICE

END OF RECORDED DOCUMENT