

UNOFFICIAL COPY

TRUSTEE'S DEED

23 088 836

John R. McLean
RECORDED BY

*23088836

0724
MAY 21 1975 3 08 PM 23 126 203

Form 154 R 2-67

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 12th day of May, 1975, 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 12th day of December, 1969, and known as Trust Number 54985, party of the first part, and MICHAEL J. BENYER, A BACHELOR, who resides at: 33 NORTH LA SALLE STREET, CHICAGO, ILLINOIS 60602, party of the second part, WITNESSETH, That said party of the first part, in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable considerations 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 RIDER)

Exempt under provisions of paragraph D, Section 4, Real Estate Transfer Tax Act.

11/175 Date *Robert C. James* Buyer, Seller or Representative

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 INSTRUMENT WAS PREPARED BY:
WILLIAM (CHICAGO) ASSOC
111 W. Washington Street
Chicago, Illinois 60602

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 a part of the file of every trust deed or mortgage in any other part of record in said county given to secure the payment of money, and remaining unexpired at 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 its name to be signed to these presents by its Assistant Vice-President and attested by its Assistant Secretary, the day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee, as aforesaid,

By *Blaine M. Katalinac* Assistant Vice-President
Attest *John Manning* 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 use and corporate purposes thereof, 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 use and purposes therein set forth.

Given under my hand and Notarial Seal MAY 21 1975 Date

William Jones Notary Public

D E L I V E R Y INSTRUCTIONS
NAME PRITZKER & PRITZKER
STREET Two First National Plaza
CITY Chicago, Illinois 60670

OR

BOX 533

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

63 76 562

COOK (0167)
MAY 21 1975

23 088 836
MAY 21 1975

UNOFFICIAL COPY

Property

That part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North $01^{\circ} 59' 46''$ East along the West line of said Southeast Quarter, 296.56 feet; thence South $88^{\circ} 0' 14''$ East, 50.00 feet; thence South $1^{\circ} 59' 46''$ West, 20.00 feet; thence South $8^{\circ} 0' 14''$ East, 20.69 feet to a point of curve; thence along a curve to the left having a radius of 86.50 feet, an arc distance of 36.32 feet (the chord thereof bearing $79^{\circ} 58' 0''$ East, 36.05 feet) to a point of tangency; thence North $67^{\circ} 56' 25''$ East along the tangent thereto, 36.45 feet to a point of curve; thence along a curve to the right having a radius of 139.00 feet, an arc distance of 82.00 feet (the chord thereof bearing North $84^{\circ} 54' 9''$ East, 81.30 feet) to a point of tangency; thence South $78^{\circ} 8' 7''$ East along the tangent thereto, 39.12 feet to a point of beginning; thence continuing South $78^{\circ} 8' 7''$ East, 70.30 feet to a point of curve; thence along a curve to the left having a radius of 112.00 feet; an arc distance of 47.98 feet (the chord thereof bearing North $89^{\circ} 35' 34''$ East, 47.61 feet) to a point of tangency; thence North $77^{\circ} 19' 15''$ East along the tangent thereto, 83.20 feet to a point of curve; thence along a curve to the left having a radius of 20.00 feet, an arc distance of 31.42 feet (the chord thereof bearing North $29^{\circ} 19' 15''$ East, 28.28 feet) to a point of tangency; thence North $12^{\circ} 40' 45''$ West along the tangent thereto, 70.64 feet; thence South $89^{\circ} 44' 52''$ West, 197.62 feet; thence South $0^{\circ} 15' 8''$ East, 96.10 feet to the point of beginning in Cook County, Illinois; and containing 0.495 acre.

North

Recorder's Office
23 008 001

This deed is being re-recorded in order
to correct the legal description

COOK COUNTY
FILED FOR

Recorder of Deeds
RECORDED FOR DEEDS

JUN 24 2 28 PM '75

*23126203

UNOFFICIAL COPY

AFFIDAVIT FOR PURPOSE OF PLAT ACT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Richard C Jones
being first duly sworn on oath deposes and says that:

- 1. Affiant resides at One JBM Plaza
- 2. That he is agent (~~attorney~~) of grantor in a deed (~~lease~~) dated the 12th day of May 19 75 conveying the following described premises:

See Attached Exhibit A


3. That the instrument aforesaid is exempt from the provisions of "An Act to Revise the Law in Relation to Plats" approved March 31, 1874, as amended by reason that the instrument constitutes

- (a) 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;
- (b) The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
- (c) The sale or exchange of parcels of land between owners of adjoining and contiguous land;
- (d) 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;
- (e) The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
- (f) The conveyance of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
- (g) Conveyances made to correct descriptions in prior conveyances.
- (h) The sale or exchange of parcels or tracts of land in which the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.

Further the affiant sayeth not.

Richard C Jones

Subscribed and sworn to
before me this 21st day
of May 19 75.

 Rosemary Spiezio
Notary Public

23 038 836

23 126 833

North

This part of the Southeast Quarter of the Southwest Quarter of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian described as follows: Commencing at the Southwest corner of said Southeast Quarter; thence North $01^{\circ} 59' 46''$ East along the West line of said Southeast Quarter, 296.56 feet; thence South $88^{\circ} 0' 14''$ East, 50.00 feet; thence South $1^{\circ} 59' 46''$ West, 20.00 feet; thence South $88^{\circ} 0' 14''$ East, 20.69 feet to a point of curve; thence along a curve to the left having a radius of 86.50 feet, an arc distance of 36.32 feet (the chord thereof bearing $79^{\circ} 58' 6''$ East, 36.05 feet) to a point of tangency; thence North $67^{\circ} 56' 25''$ East along the tangent thereto, 156.45 feet to a point of curve; thence along a curve to the right having a radius of 139.00 feet, an arc distance of 82.70 feet (the chord thereof bearing North $84^{\circ} 54' 9''$ East, 82.10 feet) to a point of tangency; thence South $78^{\circ} 8' 7''$ East along the tangent thereto, 39.12 feet to a point of beginning; thence continuing South $78^{\circ} 8' 7''$ East, 70.30 feet to a point of curve; thence along a curve to the left having a radius of 112.00 feet, an arc distance of 47.98 feet (the chord thereof bearing North $89^{\circ} 35' 34''$ East, 47.61 feet) to a point of tangency; thence North $77^{\circ} 19' 15''$ East along the tangent thereto, 83.20 feet to a point of curve; thence along a curve to the left having a radius of 20.00 feet, an arc distance of 31.42 feet (the chord thereof bearing North $32^{\circ} 19' 15''$ East, 28.28 feet) to a point of tangency; thence North $12^{\circ} 40' 45''$ West along the tangent thereto, 70.64 feet; thence South $89^{\circ} 44' 52''$ West, 197.62 feet; thence South $0^{\circ} 15' 8''$ East, 96.10 feet to the point of beginning in Cook County, Illinois; and containing 0.495 acre.

EXHIBIT "A"

23 120 203
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END OF RECORDED DOCUMENT