

UNOFFICIAL COPY

TRUSTEE'S DEED

1978 AUG 23

RECORDER OF DEEDS
COOK COUNTY ILLINOIS

24597317

RECORDED

Townhouse
Non Torrens
3

(The above space for recorders use only)

THIS INDENTURE, made this ~~10th~~ 25th day of July 1978, between BANK OF RAVENSWOOD, an Illinois Banking Corporation as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 25th day of October, 1977, and known as Trust Number 2914 party of the first part, and

11.00

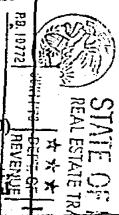
2900 Burlington Street Partnership

111 West Monroe Street, Chicago, Illinois

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 hereunto paid, does hereby grant, sell and convey unto said parties of the second part the following described real estate, situated in Cook County, Illinois, to-wit:



996866

PARCEL I:
PARCEL 15: THAT PART OF A TRACT OF LAND WHICH CONSISTS OF THE FOLLOWING THREE PARCELS OF LAND: A TRACT OF LAND, WHICH INCLUDES PORTIONS OF LOTS TAKEN FOR THE OPENING OF OGDEN AVENUE, DESCRIBED AS FOLLOWS: LOTS 67 THRU 81 AND 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF SAID LOT 102, ALSO EXCEPT THE WEST 8 FEET OF LOTS 67 THRU 74 AND THE WEST 8 FEET OF THE NORTH 20 FEET OF LOT 75, ALSO EXCEPT THE EAST 20 FEET OF LOTS 76 THRU 81 AND THAT PART OF THE EAST 20 FEET OF LOT 75 TOGETHER WITH A TRIANGULAR SHAPED PORTION OF LOT 74 LYING SOUTH AND SOUTHEASTERLY OF A LINE THAT IS 53.46 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED) ALL IN C. J. HULL'S SUBDIVISION OF BLOCK 51 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 AND THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, ALL OF THE NORTH-SOUTH 10 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF LOT 102) IN C. J. HULL'S SUBDIVISION OF BLOCK 51 AFORESAID; ALSO THAT PART OF THE WEST 10 FEET OF NORTH ST. MICHAELS CT. LYING SOUTH OF THE SOUTH LINE OF WEST MEMOMONEE ST. EXTENDED EAST AND LYING NORTHERLY OF A LINE THAT IS 53.46 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED; DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF DESCRIBING THIS PARCEL MOST WESTERLY LINE OF SAID TRACT TAKEN AS "NORTH AND SOUTH").
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH, ALONG THE MOST WESTERLY LINE OF SAID TRACT 10.00 FEET; THENCE EAST 44.80 FEET; THENCE NORTH 10.70 FEET; THENCE NORTH 46 DEGREES 58 MINUTES 08 SECONDS EAST 13.79 FEET; THENCE NORTH 15.60 FEET; THENCE EAST 0.33 FEET; THENCE NORTH 21.78 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 50 SECONDS EAST 10.44 FEET; THENCE NORTH 2.58 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 58 SECONDS EAST 10.70 FEET; THENCE SOUTH 70.24 FEET, TO THE SOUTHERLY LINE OF SAID TRACT, TO A POINT 58.24 FEET WESTERLY OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 51 MINUTES 48 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT, 76.30 FEET, TO THE POINT OF BEGINNING.

PARCEL II:
EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I; AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BY THE BANK OF RAVENSWOOD, TRUST NO. 2914, RECORDED ON THE 10th DAY OF JULY 1978 AS DOCUMENT NO. 24525216 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AND FILED FOR RECORD ON THE 10th DAY OF JULY, 1978 AS DOCUMENT NO. 3030031 WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office

PARCEL I: THAT PART OF A TRACT OF LAND WHICH CONSISTS OF THE FOLLOWING THREE PARCELS OF LAND: A TRACT OF LAND DESCRIBED AS FOLLOWS: LOTS 87 THRU 91 AND 94 THRU 102 (EXCEPT THE NORTH 20 FT. OF SAID LOT 102, ALSO EXCEPT THE WEST 8 FT. OF LOTS 87 THRU 94 AND THE WEST 8 FT. OF THE NORTH 20 FT. OF LOT 75, ALSO EXCEPT THE EAST 20 FT. OF LOTS 76 THRU 81 AND THAT PART OF THE EAST 20 FT. OF LOT 75 TOGETHER WITH A TRIANGULAR SHAPED PORTION OF LOT 76 LYING SOUTH AND SOUTHEASTWARD OF A LINE THAT IS 53.46 FT. NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF N. COOKS AVE. AS OPENED AND EXTENDED) ALL IN C.J. HULL'S SUBDIVISION OF BLOCK 51 IN CANAL TRUSTEES' SUBDIVISION OF THE N.W. 1/4 AND THE N.W. 1/4 OF THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 23, TOWNSHIP 40 N., RANGE 14 E., OF THE 1st PRINCIPLE MERIDIAN; ALSO, ALL OF THE NORTH-SOUTH 10 FT. ALLIEN TRACT LYING EAST OF AND ADJOINING LOTS 94 THRU 102 (EXCEPT THE NORTH 20 FT. OF LOT 102) IN C.J. HULL'S SUBDIVISION OF BLOCK 51, AFORESAID; ALSO, THAT PART OF THE WEST 10 FT. OF M. ST. MICHAELS CT. LYING SOUTH OF THE SOUTH LINE OF W. MADONNINI ST., EXTENDED EAST, AND LYING NORTHERLY OF A LINE THAT IS 53.46 FT. NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF N. COOKS AVE., AS OPENED AND EXTENDED) DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF DESCRIBING THIS PARCEL MOST WESTERLY LINE OF SAID TRACT TAKEN AS "NORTH AND SOUTH"):
BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH, ALONG THE MOST WESTERLY LINE OF SAID TRACT 10.00 FEET; THENCE EAST 48.80 FEET; THENCE NORTH 10.70 FEET; THENCE NORTH 15.40 FEET; THENCE EAST 0.33 FEET; THENCE NORTH 21.78 FEET; THENCE SOUTH 85°46'50" EAST 10.44 FEET; THENCE NORTH 2.34 FEET; THENCE SOUTH 89°01'58" EAST 10.70 FEET; THENCE SOUTH 70.24 FEET TO THE SOUTHERLY LINE OF SAID TRACT, TO A POINT 59.24 FEET WESTERLY OF THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 89°11'48" WEST, ALONG THE SOUTHERLY LINE OF SAID TRACT, 74.30 FEET, TO THE POINT OF BEGINNING.

Parcel II:
Easements appurtenant to and for the benefit of Parcel I; as set forth in the Declaration of Covenants, Conditions, Restrictions and Easements by the Bank of Ravenswood, Trust No. 2914, recorded on the 10th day of July, 1978 as Document No. 24525216 with the Recorder of Deeds of Cook County, Illinois and filed for record on the 10th day of July, 1978 as Document No. 3030031 with the Registrar of Titles of Cook County, Illinois.

The conveyance of real estate described within this Trustee's Deed shall be subject to: (a) real estate taxes for the year 1978 and subsequent years; (b) zoning, building lines, building, use and occupancy or restrictions, covenants & conditions of record, if any; (c) party wall rights and agreements; (d) private, public utility easements, roads and highways; (e) easements, restrictions, covenants, reservations, rights, privileges and other matters contained in the Declaration of Covenants, Conditions, Restrictions recorded and filed as aforesaid.

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12/19/83

See Legal Attached

Together with the tenements and appurtenances thereto belonging,
TO HAVE AND TO HOLD the same unto said parties of the second part forever.

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.

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 Vice-President and attested by its Trust Officer, the day and year first above written.

BANK OF RAVENSWOOD
As Trustee of Aforesaid

By Cecil Gonnerman VICE-PRESIDENT
Attest Robert I. Gustafson TRUST OFFICER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Cecil Gonnerman
Vice-President of the BANK OF RAVENSWOOD, and
Robert I. Gustafson
Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Secretary/Vice President and Assistant Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice-President did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of August 1978

Susan Schneider
Notary Public, Commission Expires OCT 27 1983

ILLINOIS
GENERAL TAX
0.00

* * *
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
190.00

* * *

24597317

MAIL TO: NAME
 ADDRESS
 CITY AND STATE

OR RECORDER'S OFFICE BOX NO.

ADDRESS OF PROPERTY: Cleveland, Menomonee & St. Michael Cts.
Parcel 15

THE ABOVE ADDRESS IS FOR INFORMATION ONLY AND IS NOT A PART OF THIS DEED. THIS DOCUMENT WAS PREPARED AND DRAFTED BY:
Susan Schneider
BANK OF RAVENSWOOD
1825 WEST LAWRENCE AVENUE
CHICAGO, ILLINOIS 60640