

UNOFFICIAL COPY

This Indenture, Made this 15th day of September A. D. 1985

between LA SALLE NATIONAL BANK, a national banking association, Chicago, Illinois, 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 6th day of June 1973, and known as Trust Number 45146, party of the first part, and L. A. Mueller, a never married woman, party of the second part.

(Address of Grantee(s)) 135 South LaSalle Street, Chicago, IL 60690

14.00

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$ 10.00 )

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party 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:

The real estate legally described in Exhibit A attached hereto and by this reference made a part hereof.

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STATE OF ILLINOIS REAL ESTATE TRANSFER TAX RECEIPTS DEPT. OF REVENUE 567.50

Cook County REAL ESTATE TRANSACTION TAX RECEIPTS DEPT. OF REVENUE 567.50

together with the tenements and appurtenances thereunto belonging, 16-02-429-008, 16-02-429-009, 16-02-429-010, Permanent Real Estate Index No. 16-02-429-011, 16-02-429-016, 16-02-431-010

TO HAVE AND TO HOLD the same unto said party of the second part not in tenancy in common, but in joint tenancy, and to the proper use, benefit and behoof of said party 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 affecting said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof, and this Deed is also made subject to the title exceptions set forth in Exhibit B attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto 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.

ATTEST: [Signature] Assistant Secretary

LaSalle National Bank as Trustee aforesaid, by [Signature] Assistant Vice President

This instrument was prepared by: and Mail to Ross Green, Esq., Rudnick & Wolfe 30 N. LaSalle Street, Suite 2600 Chicago, Illinois 60602

LaSalle National Bank Real Estate Trust Department 135 S. LaSalle Street Chicago, Illinois 60690

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STATE OF ILLINOIS  
COUNTY OF COOK

ss:

I, Evelyn E. Moore

a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that JAMES A. CLARK

Assistant Vice President of LA SALLE NATIONAL BANK, and Rita Slizm Welter  
Assistant Secretary thereof, 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  
said 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 said Assistant Secretary did also then and there acknowledge  
that he as custodian of the corporate seal of said Bank did affix 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 15th day of September, D. 19 86

Evelyn E. Moore  
NOTARY PUBLIC

My Commission Expires August 9, 1989

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★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 31 '86 ★  
★ PS. 11153 ★  
★ 999.00 ★

★ 0 2 0 1 3 0  
★ CITY OF CHICAGO ★  
★ REAL ESTATE TRANSACTION TAX ★  
★ DEPT. OF REVENUE DEC 31 '86 ★  
★ PS. 11153 ★  
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★ DEPT. OF REVENUE DEC 31 '86 ★  
★ PS. 11153 ★  
★ 68 COOK COUNTY, ILLINOIS  
★ FILED FOR RECORD  
1986 DEC 31 AM 10:47

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Box No. ....  
**TRUSTEE'S DEED**  
(IN JOINT TENANCY)

ADDRESS OF PROPERTY  
.....  
800 North Kedzie  
Chicago, Illinois  
.....

**LaSalle National Bank**  
TRUSTEE  
TO  
Leslye A. Mueller, a never  
married woman

**LaSalle National Bank**  
135 South La Salle Street  
CHICAGO, ILLINOIS 60690

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## EXHIBIT A

### Legal Description

#### PARCEL 1:

LOTS 23 TO 35 BOTH INCLUSIVE AND LOTS 46 TO 63 BOTH INCLUSIVE (EXCEPT THOSE PORTIONS OF SAID LOTS LYING WITHIN THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY) AND LOTS 36 TO 45 BOTH INCLUSIVE, ALL IN BLOCK 1 IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 IN SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 2:

THAT PART OF LOTS 21, 22, 23 AND 24 LYING SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE NORTH WEST CORNER OF SAID LOT 21 TO A POINT ON THE SOUTH LINE OF SAID LOT 24 DISTANT 95 FEET EAST OF THE SOUTH WEST CORNER THEREOF, AND LOTS 25 TO 70 BOTH INCLUSIVE, ALL IN BLOCK 2 IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 IN THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

#### PARCEL 3:

SO MUCH OF THE VACATED ALLEY RUNNING NORTH AND SOUTH THROUGH A PORTION OF BLOCK 1 IN SAID N. T. WRIGHT'S SUBDIVISION OF LOT 4 IN THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, A PLAT OF WHICH SUBDIVISION WAS RECORDED OCTOBER 9, 1872 AS DOCUMENT 61043 IN BOOK 2 OF MAPS, PAGE 100 AS IS BOUNDED ON THE NORTH BY THE SOUTHWESTERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD COMPANY AND ON THE SOUTH BY A LINE DRAWN 16 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 36 TO 45 BOTH INCLUSIVE IN SAID BLOCK 1, IN COOK COUNTY, ILLINOIS

#### PARCEL 4:

ALL OF THE EAST AND WEST 16 FEET OF PUBLIC ALLEY NOW VACATED SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 35 AND 46 AND THE SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 35 AND 46 AND THE SOUTH LINE OF SAID LOT 35, PRODUCED WEST 26 FEET AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 36 TO 45 BOTH INCLUSIVE IN BLOCK 1 IN SAID N. T. WRIGHT'S SUBDIVISION OF LOT 4 IN THE SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID ALLEY BEING FURTHER DESCRIBED AS ALL THE EAST AND WEST PUBLIC ALLEY IN BLOCK BOUNDED BY THE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE AND ST. PAUL RAILROAD, WEST OF CHICAGO AVENUE, NORTH KEDZIE AVENUE AND NORTH SAWYER AVENUE IN COOK COUNTY, ILLINOIS

Recorder's Office  
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ALSO

PARCEL 5:

ALL OF VACATED NORTH SAWYER AVENUE LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 45 TO 63 BOTH INCLUSIVE, AND THE WEST LINE OF SAID LOT 45 PRODUCED NORTH 16 FEET IN BLOCK 1, LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 24 TO 44 BOTH INCLUSIVE, AND THE EAST LINE OF SAID LOT 44 PRODUCED NORTH 16 FEET IN BLOCK 2, LYING SOUTHERLY AND ADJOINING THE SOUTHWESTERLY LINE OF THE ORIGINAL 100 FEET RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD, AND LYING NORTH OF AND ADJOINING THE NORTH LINE OF WEST CHICAGO AVENUE (EXCEPT THAT PART OF SAID VACATED AVENUE LYING NORTH OF THE SOUTH LINE OF SAID LOT 24 PRODUCED EAST TO THE SOUTHWESTERLY LINE OF SAID RIGHT OF WAY), ALL IN N. T. WRIGHT'S SUBDIVISION OF LOT 4 OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 6:

ALL OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 43 AND 54 AND THE SOUTH LINE OF SAID LOT 43 PRODUCED WEST TO THE SOUTH LINE OF SAID LOT 54, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 44 TO 53 BOTH INCLUSIVE, LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 44 PRODUCED NORTH 16 FEET, AND LYING EAST OF AND ADJOINING THE WEST LINE OF LOT 53 PRODUCED NORTH 16 FEET, IN BLOCK 2 OF N. T. WRIGHT'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

ALSO

PARCEL 7:

THE WEST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 54 TO 70 BOTH INCLUSIVE, LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF SAID LOT 54 AND LYING NORTH OF THE SOUTH LINE OF SAID LOT 54 PRODUCED EAST IN BLOCK 2 OF N. T. WRIGHT'S SUBDIVISION AFORESAID, AND THE EAST 1/2 OF THE VACATED NORTH AND SOUTH ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 22 TO 43 BOTH INCLUSIVE, LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF SAID LOT 43, LYING NORTH OF THE SOUTH LINE OF SAID LOT 43 PRODUCED WEST, AND LYING WEST OF AND ACCRUING TO LOT 21 IN BLOCK 2 OF N. T. WRIGHT'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

Permanent Tax Index Numbers:

16-02-429-008  
16-02-429-009  
16-02-429-010  
16-02-429-011  
16-02-429-016  
16-02-431-010

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EXHIBIT B

Permitted Exceptions

1. Railroad Rights of Way, Switch, and Spur Tracks, if any.
2. Unrecorded agreement for construction and maintenance of a switch track and use of coal yard equipment in connection therewith between Herman A. Dreiske and William D. Dreiske and Company and Chicago, Milwaukee and St. Paul Railway Company, dated April 16, 1903, between Charles H. Dreiske and Chicago, Milwaukee and St. Paul Railway Company dated March 16, 1920, and between Herman A. Dreiske and Charles H. Dreiske and Henry A. Scandrett, Walter J. Cummings and George I. Haight, as Trustees of the Property of the Chicago, Milwaukee and St. Paul and Pacific Railroad, dated September 18, 1941 (as disclosed by executor's deed dated April 8, 1949 and recorded April 14, 1949 as Document 14532892).
3. Rights of electric and telephone utilities, if any, in said vacated street and alleys for maintenance therein of poles, conduits, etc.
4. Easement over, across and under property in parcels 5, 6 and 7 for the construction, operation, use and maintenance of poles, crossarms, wires, cables, conduit or other overhead or underground equipment for the transmission of electric energy created by grant from David C. Rockola and Margaret E. Rockola, his wife, to the Commonwealth Edison Company dated June 30, 1954 and recorded January 25, 1955 as Document No. 16131857.
5. Terms, powers, provisions and limitations of the Trust under which title to the real estate is held.
6. Rights of Commonwealth Edison in and to certain switch-gears, transformers and other equipment located on Parcel 1, as referred to in letter from Commonwealth Edison to Rockola Manufacturing Corporation, dated January 28, 1986, a copy of which has been furnished to Purchaser.
7. Lease, dated April 3, 1969, between David C. and M. E. Rockola Industrial Properties and the Chicago, Milwaukee and St. Paul and Pacific Railroad Company, as amended.
8. The Articles of Agreement to be entered into pursuant to the Contract, if such Articles of Agreement have been recorded.
9. Matters that would be disclosed by a current survey of the premises.
10. Building, building line and use or occupancy restrictions, conditions and covenants of record.
11. Zoning and building laws or ordinances.
12. Party wall rights and agreements, if any.
13. Roads, highways and easements.
14. Acts performed or suffered by Purchaser or anyone claiming by, through or under Purchaser.
15. General real estate taxes for the year 1986 and subsequent years.

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