

DEED IN TRUST UNOFFICIAL COPY

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Form 19, Rev. 11-71

The above space for recorder's use only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, John M. Zawalinski, a bachelor of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars-----Dollars (\$10.00).

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys ~~Quit Claims~~ and ~~WARRANTS~~ unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 16th day of June 1986, and known as Trust Number 67628, the following described real estate in the County of Cook and State of Illinois, to wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Property of COOK COUNTY ILLINOIS 86253838

TO HAVE AND TO HOLD the said real estate with the appurtenances, unto the trustee, and for the uses and purposes hereinafter set forth.

Full power and authority is hereby granted to said Trustee to improve, lease, sell and subdivide said real estate or any part thereof, to execute mortgages, to purchase or lease any portion or part thereof, and to execute all real estate as often as desired in order to sell or lease...

In no case shall any party dealing with said Trustee or any successor in trust, in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, be bound by any limitation or restriction on said real estate as often as desired in order to sell or lease...

This instrument is made upon the express understanding and conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successors or assigns in trust shall have any personal liability or be subjected to any claim, judgment or decree for any part of the real estate...

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be null and void unless and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property...

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the public office of title or duplicate thereof, or memorial, the words "in trust," or upon condition, or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives, surrenders and releases, and all right or benefit under and by virtue of any and all statutes in the State of Illinois, providing for exemption of homesteads from sale on execution or attachment.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 18th day of June 1986. [Signature: John M. Zawalinski]

STATE OF ILLINOIS,) LORETTA M. SOVIENSKI, a Notary Public in and for said County of COOK,) County, in the State aforesaid, do hereby certify that John M. Zawalinski, a bachelor

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. GIVEN under my hand and seal this 18th day of June A.D. 1986. [Signature: Loretta M. Sovienski]

My commission expires... American National Bank and Trust Company of Chicago Box 15

For information only insert street address of above described property.

I hereby declare that this Deed represents a transcription Except under the provisions of Paragraph C, Section 4 of the State of Illinois Real Estate Transfer Act and similar provisions of the County of Cook, State of Illinois, Town of Chicago, Illinois.

[Signature: Robert J. Lukes]

This instrument was prepared by: Robert J. Lukes, Moss & Barnett 1200 Pillsbury Center, Minneapolis, MN 55402

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PARCELS 1, 2 and 4

Permanent Index Numbers:

16-27-100-008
16-27-100-007
16-27-100-010
16-27-100-012
16-27-103-003
16-27-103-004*
16-27-300-001
16-27-300-002*
16-27-300-011*

H.W.

*Includes other property.

Southeast corner of Cermak Road and Cicero Avenue,
Cicero, Illinois

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RETURN TO:
Sandra Rybak
Ticor Title Insurance Co.
69 W. Washington St.
Chicago, Il. 60602

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20 JUL 85 3:30

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8 6 2 5 3 3 3 EXHIBIT A

PARCEL 1:

That part of the West 1/2 of the Northwest 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the East line of South Cicero Avenue, being a line 33.00 feet East of and parallel with the West line of said Northwest 1/4 and the South line of Cermak Road, being a line 75.00 feet South of and parallel with the North line of said Northwest 1/4; thence South 89 Degrees 42 Minutes 07 Seconds East along said South line of Cermak Road, 1173.45 feet to the Northeast corner of a parcel of land conveyed to Western Electric Company Incorporated by deed recorded April 9, 1919 as Document No. 6497655, said Northeast corner being 1.47 feet East of a point in said South line of Cermak Road which is 120.00 feet West of the East line of the West 1/2 of said Northwest 1/4; thence South 0 Degrees 04 Minutes 10 Seconds West along the East line of said parcel conveyed by deed recorded as Document No. 6497655, a distance of 1113.66 feet to the Easterly corner of said parcel, said Easterly corner being 13.21 feet East of the West line of land conveyed to Manufacturers' Junction Railway Company by deed recorded August 5, 1904 as Document No. 3575104, (said West line being a line drawn from a point in the South line of Cermak Road, which is 81.70 feet West of the West line of the right of way of the Chicago and Western Indiana Railroad to a point in the North line of Ogden Avenue which is 100.00 feet West of the West line of said railroad, as measured on the North line of said Ogden Avenue); thence South 12 Degrees 24 Minutes 06 Seconds West along the Southeastern line of the aforesaid parcel conveyed by deed recorded as Document No. 6497655, a distance of 64.97 feet to the Southern corner thereof, being also the Northern corner of a parcel of land conveyed to Manufacturers' Junction Railway Company by deed recorded April 3, 1919 as Document No. 6497655 (said Northern corner being a point 1183.20 feet South of the South line of Cermak Road and on the West line of the aforesaid land conveyed by deed recorded as Document No. 3575104); thence South 13 Degrees 22 Minutes 57 Seconds West along the Northwestern line of said parcel conveyed by deed recorded as Document No. 6497655, a distance of 3.50 feet to the Southwest corner thereof; thence North 89 Degrees 42 Minutes 53 Seconds East along the South line of said parcel conveyed by deed recorded as Document No. 6497655, a distance of 0.77 feet to the Southeast corner thereof, (said Southeast corner being a point 1186.60 feet South of the South line of Cermak Road and on the West line of the aforesaid land conveyed by deed recorded as Document No. 3575104); thence South 0 Degrees 40 Minutes 12 Seconds West along the West line of the aforesaid land conveyed by deed recorded as Document No. 3575104, a distance of 3.55 feet to the Northeast corner of a parcel of land conveyed to Manufacturers' Junction Railway Company by deed recorded April 25, 1907 as Document No. 4025197; thence South 89 Degrees 57 Minutes 59 Seconds West along the North line of said parcel conveyed by deed recorded as Document No. 4025197, a distance of 0.73 feet

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to a point on the Southeasterly line of a parcel of land conveyed to Western Electric Company Incorporated by deed recorded April 9, 1919 as Document No. 6497655; thence South 12 Degrees 11 Minutes 32 Seconds West along the Southeasterly line of said parcel as conveyed by deed recorded as Document No. 6497655, a distance of 209.13 feet to an angle corner in said parcel; thence South 2 Degrees 53 Minutes 20 Seconds West along the Easterly line of said parcel as conveyed by deed recorded as Document No. 6497655, a distance of 107.66 feet to the Southerly corner thereof, said Southerly corner being on the West line of a parcel of land as conveyed by the aforesaid deed recorded as Document No. 4025197; thence South 0 Degrees 02 Minutes 01 Seconds East along the West line of said parcel as conveyed by said deed recorded as Document No. 4025197, a distance of 3.42 feet to the Northerly corner of a parcel of land conveyed to Manufacturers' Junction Railway Company by deed recorded April 9, 1919 as Document No. 6497656; thence South 3 Degrees 37 Minutes 59 Seconds West along the Westerly line of said parcel as conveyed by deed recorded as Document No. 6497656, a distance of 94.45 feet to an angle corner in said parcel; thence South 10 Degrees 54 Minutes 32 Seconds West along the Westerly line of said parcel as conveyed by deed recorded as Document No. 6497656, a distance of 33.38 feet to the Southerly corner thereof, said Southerly corner being also the Northerly corner of a parcel of land conveyed to Western Electric Company Incorporated by deed recorded April 9, 1919 as Document No. 6497655; thence South 12 Degrees 45 Minutes 45 Seconds West along the Easterly line of said parcel as conveyed by deed recorded as Document No. 6497655, a distance of 79.08 feet to a point on the Northwesterly line of a parcel of land conveyed to Western Electric Company Incorporated by deed recorded November 5, 1964 as Document No. 19294210; thence North 44 Degrees 31 Minutes 22 Seconds East along the Northwesterly line of said parcel as conveyed by deed recorded as Document No. 19294210, a distance of 0.20 feet to the Northeast corner thereof; thence South 17 Degrees 19 Minutes 02 Seconds West along the Easterly line of said parcel as conveyed by deed recorded as Document No. 19294210, a distance of 51.345 feet to an angle corner in said parcel; thence South 25 Degrees 39 Minutes 42 Seconds West along the Easterly line of said parcel as conveyed by deed recorded as Document No. 19294210, a distance of 51.35 feet to the Southeast corner thereof; thence South 89 Degrees 53 Minutes 25 Seconds West along the South line of said parcel as conveyed by deed recorded as Document No. 19294210 and along the North line of a parcel of land conveyed to Manufacturers' Junction Railway Company by deed recorded November 5, 1964 as Document No. 19294211 a distance of 255.36 feet to the Northwest corner thereof; thence South 19 Degrees 35 Minutes 53 Seconds West along the Northwesterly line of said parcel conveyed by deed recorded as Document No. 19294211, a distance of 13.71 feet to the Southwesterly corner of said parcel conveyed by deed recorded as Document No. 19294211, said Southwesterly corner being also the Northeasterly corner of a parcel of land conveyed to Western Electric Company Incorporated by Deed recorded November 5, 1964 as Document No. 19294210; thence along the Southerly lines of said parcel conveyed by deed recorded as Document No. 19294210, said Southerly lines being more particularly described as follows:

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Beginning at the Northeasterly corner of said parcel; thence South 19 Degrees 35 Minutes 22 Seconds West a distance of 78.25 feet to a point; thence South 65 Degrees 06 Minutes 02 Seconds West a distance of 289.33 feet to a point; thence South 69 Degrees 55 Minutes 02 Seconds West a distance of 107.29 feet to a point; thence South 0 Degrees 04 Minutes 53 Seconds East a distance of 86.79 feet to a point; thence South 80 Degrees 58 Minutes 21 Seconds West a distance of 50.69 feet to the Southwest corner of said parcel conveyed by deed recorded as Document No. 19294210, being also the Northeast corner of parcel of land conveyed to Manufacturers' Junction Railway Company by Deed recorded November 5, 1964 as Document No. 19294211; thence Along the Northerly, Westerly and Southerly boundary lines of said parcel conveyed by deed recorded as Document No. 19294211, said boundary lines being more particularly described as follows:

Beginning at the Northeast corner of said parcel; thence South 30 Degrees 51 Minutes 57 Seconds West along the Northerly line of said parcel a distance of 300.67 feet; thence South 0 Degrees 02 Minutes 45 Seconds East along the Westerly line of said parcel a distance of 53.14 feet; thence South 55 Degrees 37 Minutes 34 Seconds East along the Southerly line of said parcel a distance of 4.00 feet; thence North 53 Degrees 47 Minutes 36 Seconds East along the Southerly line of said parcel a distance of 137.44 feet; thence continuing North 71 Degrees 41 Minutes 52 Seconds East along the Southerly line of said parcel a distance of 75.25 feet; thence South 18 Degrees 18 Minutes 08 Seconds East along a line in said parcel a distance of 6.09 feet to a corner in said parcel as conveyed by deed recorded as Document No. 19294211, said corner being in the Southeasterly line of a parcel of land conveyed to Western Electric Company Incorporated by deed recorded May 25, 1955 as Document No. 16247423; thence South 66 Degrees 55 Minutes 49 Seconds West along the Southeasterly line of said parcel as conveyed by deed recorded as Document No. 16247423, a distance of 134.22 feet to a corner in said parcel; thence South 0 Degrees 02 Minutes 01 Seconds East along a line in said parcel, being a line parallel with the East line of South Cicero Avenue a distance of 16.18 feet to a point in the Northwesterly line of Ogden Avenue per Ordinance adopted September 6, 1883, said point being 125.43 feet (as measured along said Northwesterly line of Ogden Avenue) East of the East line of South Cicero Avenue; thence South 77 Degrees 49 Minutes 49 Seconds West along said Northwesterly line of Ogden Avenue a distance of 85.43 feet to a point, said point being 40.00 feet (as measured along said Northwesterly line) East of the East line of South Cicero Avenue; thence Northwesterly 57.60 feet along the arc of a circle concave to the Northeast having a radius of 32.31 feet, tangent to the last described line and whose chord of 50.27 feet bears North 51 Degrees 06 Minutes 06 Seconds West to its point of tangency with the East line of South Cicero Avenue at a point 40.00 feet North of said Northwesterly line of Ogden Avenue; thence North 0 Degrees 02 Minutes 01 Seconds West along said East line of South Cicero Avenue, a distance of 2210.18 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

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PARCEL 2:

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That part of the West 1/2 of the Northwest 1/4 of Section 27, Township 39 North, Range 13 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the point of intersection of the North line of West 26th Street (being a line 33.00 feet North of and parallel with the South line of said Northwest 1/4) with the East line of South Cicero Avenue (being a line 33.00 feet East of and parallel with the West line of said Northwest 1/4); thence South 89 Degrees 41 Minutes 50 Seconds East along said North line of West 26th Street 1182.34 feet to the point of intersection with the Southwesterly line of a strip of land conveyed to Dolese and Shepard by deed recorded in the Recorder's Office of Cook County, Illinois on March 13, 1903 as Document No. 3369346 in Book 8164 at Page 528, being also the Northeasterly line of land conveyed to Western Electric Company Incorporated by deed recorded January 8, 1970 as Document No. 21068371 (said point of intersection being 111.00 feet measured along said North line of West 26th Street from the East line of the West 1/2 of said Northwest 1/4); thence Northwesterly 110.00 feet along said Northeasterly line of land conveyed by deed recorded as Document No. 21068371, being the arc of a circle concave to the Southwest having a radius of 346.71 feet and whose chord of 109.54 feet bears North 15 Degrees 00 Minutes 02 Seconds West to a point which is 105.66 feet measured perpendicularly North from said North line of West 26th Street; thence continuing Northwesterly 226.75 feet along said Northeasterly line of land conveyed by deed recorded as Document No. 21068371, being the arc of a circle concave to the Southwest having a radius of 315.30 feet and whose chord of 221.59 feet bears North 44 Degrees 46 Minutes 23 Seconds West to the Northeast corner of said land conveyed by deed recorded as Document No. 21068371, said point being 296.30 feet measured perpendicularly West from said East line of the West 1/2 of the Northwest 1/4 of Section 27; thence North 89 Degrees 41 Minutes 50 Seconds West along the North line of said land so conveyed being a line parallel with the North line of West 26th Street a distance of 245.57 feet to a point on the Southerly line of the property conveyed to the Chicago, Burlington and Quincy Railroad Company by deed recorded on September 9, 1930 as Document No. 10744303 in Book 28396 at Page 610; thence Southwesterly 125.18 feet along the Southerly line of said property conveyed by deed recorded as Document No. 10744303, being the arc of a circle concave Southerly having a radius of 464.40 feet and whose chord of 124.80 feet bears South 82 Degrees 31 Minutes 30 Seconds West to a point of tangency in said Southerly line, said point of tangency being 665.10 feet normally distant from and Westerly of the East line of the West 1/2 of said Northwest 1/4 and 58.00 feet normally distant from and Southeasterly of the center line of the original main track of the Chicago, Burlington and Quincy Railroad Company; thence South 74 Degrees 43 Minutes 31 Seconds West along the Southerly line of said property conveyed by deed recorded as Document No. 10744303 and along the Northerly line of property conveyed to Western Electric Company, Incorporated by deed recorded September 9, 1930 as Document No. 10743717,

being a line 58.00 feet normally distance from and Southeasterly of and parallel to the center line of the original main track of the Chicago, Burlington and Quincy Railroad Company a distance of 651.96 feet to its intersection with the aforesaid East line of South Cicero Avenue; thence South 0 Degrees 02 Minutes 01 Seconds East along said East line of South Cicero Avenue a distance of 70.39 feet to the hereinabove designated point of beginning, in Cook County, Illinois.

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PARCEL 4:

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The Northwest 1/4 of the Southwest 1/4 of Section 27, Township 39 North, Range 13, East of the Third Principal Meridian, excepting therefrom the following:

The North 33.0 feet thereof; the West 33.0 feet thereof; that part conveyed to the State of Illinois for the widening of South Cicero Avenue and West 26th Street per Document No. 18070199 recorded January 25, 1961, Parcel #21; and that part thereof falling East of a line drawn from a point on the South line of said Northwest 1/4, 180.00 feet West of the Southeast corner thereof to a point on the South line of West 26th Street (being a line 33.0 feet South of and parallel with the North line of said Southwest 1/4) 219.59 feet West of the East line of said Northwest 1/4.

ALSO

That part of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 27, lying East of the Center line of vacated Carl Street in Baker's Subdivision of the Southwest 1/4 and the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of said Section 27 and lying West of a line drawn from a point on the North line of said North 1/2, 190.00 feet West of the Northeast corner thereof to a point on the South line of said North 1/2, 175.00 feet East of the Center line of said vacated Carl Street, all in Cook County, Illinois.

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AFFIDAVIT FOR PURCHASE OF PLAT ACT

STATE OF Illinois)
COUNTY OF Cook) SS:

ROBERT J. LUKES, being first duly sworn on oath deposes and says that:

- (1) Affiant has offices at 1200 Pillsbury Center, Minneapolis, MN 55402.
- (2) That he is attorney for John M. Zawalinski, the named grantor in a Deed dated June __, 1986 attached hereto.
- (3) By said attached Deed, John M. Zawalinski, as grantor conveys the property described in said Deed which involves the sale of a parcel of land of more than five (5) acres in size which does not involve any new streets or easements of access and which does not involve division.
- (4) Affiant makes this affidavit pursuant to Section 5A of Chapter 109, entitled "Plats" of the 1985 Illinois Revised Statutes, as amended, that said property and conveyances are exempt from the provisions of said Chapter 109, and particularly the provisions of Section 1 thereof, and to induce said Recorder to accept said Deed for filing and recording.

Robert J. Lukes
Robert J. Lukes

Subscribed and sworn to before me this 19th day of June, 1986

Mary L. Gorden
NOTARY PUBLIC in and for the
County and State aforesaid
MY COMMISSION EXPIRES: 10/29/88

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