

UNOFFICIAL COPY

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TRUSTEE'S DEED

NOV -3 AM 11:48

87591303

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 30th day of October, 19 87, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 31st day of October, 19 83, and known as Trust Number 56849, party of the first part, and Alexander B. Magnus, divorced and not since remarried, c/o Norman Fishman, 134 N. LaSalle St., Chicago, IL 60602, party 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, the following described real estate, situated in Cook County, Illinois, to-wit:

See attached legal description.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-3'87 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-3'87 999.00

14.00

together with the tenements and appurtenances thereto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, for the proper use, benefit and behoof, forever, of said party of the second part.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-3'87 999.00

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV-3'87 999.00

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

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 one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, as aforesaid, and not personally.



By [Signature] VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

P. H. Johansen THIS INSTRUMENT PREPARED BY

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such 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 National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as Assistant Secretary of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association 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 National Banking Association for the uses and purposes therein set forth.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO "OFFICIAL SEAL" N. LASALLE CHICAGO, ILL. A. Sovienki Notary Public, State of Illinois My Commission Expires 6/27/88

Given under my hand and Notary Seal,

Date 10/30/87

[Signature] Loretta M. Sovienki

Notary Public

DELIVERY INSTRUCTIONS

NAME MR. MARTIN D ZELLS STREET 405 N WABASH AVE. SUITE 4003 CITY CHICAGO, IL 60611 807 233-66 RECORDER'S OFFICE BOX NUMBER (733) 23

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

3815 S. Ashland, Chicago, IL

STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX STAMP NOV-3'87 999.00 COOK COUNTY REAL ESTATE TRANSACTION TAX STAMP NOV-3'87 999.00 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX STAMP NOV-3'87 999.00

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PARCEL 1:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32, WITH A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 32: THENCE EAST ON LAST DESCRIBED LINE 462.93 FEET: THENCE NORTHEASTERLY ON CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SECTION 32 AFORESAID: THENCE NORTH ON LAST DESCRIBED LINE 41.03 FEET TO A POINT 77.2 FEET SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 32: THENCE SOUTHWESTERLY ON CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 227.2 FEET, A DISTANCE OF 180.25 FEET TO POINT OF TANGENT IN A LINE PARALLEL TO AND 145 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 32: THENCE WEST ON LAST DESCRIBED LINE 338 FEET TO A POINT IN A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SECTION 32, AFORESAID: THENCE SOUTH ON LAST DESCRIBED LINE 130 FEET TO PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32: THENCE EAST ON LAST DESCRIBED LINE 303.54 FEET TO A POINT OF CURVE: THENCE NORTHEASTERLY ON A CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 192 FEET, A DISTANCE OF 273.32 FEET MORE OR LESS, TO A POINT 526.56 FEET EAST OF THE WEST LINE AND 427.5 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32: THENCE NORTHERLY ON A STRAIGHT LINE A DISTANCE OF 44.89 FEET MORE OR LESS TO A POINT IN A LINE WHICH IS PARALLEL TO AND 533 FEET EAST OF THE WEST LINE OF SAID SECTION 32, SAID POINT BEING 471.93 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32: THENCE NORTH ON LAST DESCRIBED PARALLEL LINE A DISTANCE OF 75.07 FEET MORE OR LESS TO A POINT WHICH IS 118.23 FEET SOUTH OF THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 32: THENCE SOUTHWESTERLY ON A CURVE CONVEX TO SOUTH EAST, WITH A RADIUS OF 350 FEET, A DISTANCE OF 162.48 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 275 FEET SOUTH OF THE NORTH LINE OF SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SAID SECTION 32, SAID POINT BEING 495.93 FEET EAST OF THE WEST LINE OF SAID SECTION 32: THENCE WEST ON LAST DESCRIBED PARALLEL LINE 462.93 FEET TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32: THENCE SOUTH ON LAST DESCRIBED PARALLEL LINE 127.35 FEET MORE OR LESS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

PARCEL 3:
THAT PART OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,

DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE WITH A LINE PARALLEL TO AND 33 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 32: THENCE EAST ON LAST DESCRIBED LINE A DISTANCE OF 280 FEET: THENCE NORTH ON A LINE PARALLEL TO AND 313 FEET EAST OF THE WEST LINE OF SAID SECTION 32, A DISTANCE OF 63 FEET TO A POINT OF CURVE: THENCE ON A CURVE TANGENT TO LAST DESCRIBED LINE AND CONVEX TO NORTH WEST, WITH A RADIUS OF 208 FEET A DISTANCE OF 193.92 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 263 FEET NORTH OF THE SOUTH LINE OF SECTION 32, AFORESAID: THENCE WEST ON LAST DESCRIBED LINE A DISTANCE OF 364.05 FEET MORE OR LESS TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 33 FEET EAST OF THE WEST LINE OF SAID SECTION 32 (BEING THE EAST LINE OF SOUTH ASHLAND AVENUE): THENCE SOUTH ON LAST DESCRIBED LINE A DISTANCE OF 230 FEET TO A POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS ALONG A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID LOT 22 WHICH IS 17 FEET WEST OF THE WEST LINE OF SOUTH ASHLAND AVENUE, AS WIDENED: THENCE NORTH ALONG A STRAIGHT LINE TO A POINT ON THE NORTH LINE OF SAID LOT 26 WHICH IS 17 FEET WEST OF THE WEST LINE OF SOUTH ASHLAND AVENUE, AS WIDENED; IN CHITTENDEN'S SUBDIVISION OF BLOCK 36 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

875910303

3815 S Ashland
Chicago, Ill.

17-32-300-078
17-32-300-079
17-32-300-081

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss.
 COUNTY OF COOK)

J Paul Beckler ^{3215 S Ashland Chicago} being duly sworn on oath, states that he resides at One S Wacker Ste 2500 Chicago, Ill. That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed: *- existing Parcel*
 -OR-
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. 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.
3. 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.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or Conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me
 this 2nd day of Nov, 1967.

James J. [Signature]
 NOTARY PUBLIC

87591303

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Property of Cook County Clerk's Office

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