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11040 Meat King Avenue

Illinois

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COOK

party of the second part.

TRUSTEE'S DEED

party of the first part, and Water Saver Faucet Co., an Illinois corporation, . 1966 , and known as Trust Number 23271 PERT national banking association in pursuance of a certain Trust Agreement, dated the 12th bise of berevileb bna bebroser glub taurt in abeed or deed a sto anoisivorg and recorded to said America, and duly authorized to accept and execute trusts within the State of Illinois, not personally organized and existing as a national banking association under the laws of the United States of AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly 48 **61 '** THIS INDENTURE, made this , between day of May **4702** Institution The above spaces for recorders were early Porm 2459 Rev. 5-77

Legal, part her tems a part hereof.

PIN - 12-20-300-033 - constant to the part of the temporal part of the tempor

This doed is essented by the purity of the tiret purit, as Trustee, as adversant to call in the last detects of the pourt and cultionary as a first feed to and when the purity detects of the power of

Subject to the Items listed on Exhibit B attached hereto and made

part herect.

Legally described on Exhibit A attached hereto and made a

WITNESSETH, that said party of the first part, in consideration of the sum of Ten-----

considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part,

WINNESS WHENESS WHENESS WHENESS WITH our first pear has coused its corporate seel to be hereto efficed, and has coused its name to be signed these presents by one of the Frestian; the day and year lites these presents by one of the Vice Frestians or the Assistant Vice Frestians and effect that it is found in Assistant.

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THE PRINCE SOLV

I, the wadtraigned, a Notery Public in and for the County and SARED BY
ANTIONAL BANK AND TRUST COMPANY OF CHICAGO.
THUSTRUMENT
THUSTRUMENT .25.

Page 12 July S. 120 CO.

Chicago, Illinois

D'Ancona & Pflaum Michael D. Miselman

************* My Commission Expires 12/26/90

30 North Lasalle Street

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Moian Public

THIS INSTRUMENT

COUNTY OF COOK

TYZS

AMERICAN NATIONAL BANK AND TRES. CONPANY OF CHICAGO

Franklin Park,

ARAII (A) T EECRETARY

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--no/100 Dollars, and other good and valuable

County, Illinois, to-wit:

822833

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the following described real estate, situated in

701 West Erie, Chicago, Illinois

-----pup-----

UNOFFICIAL COPY

87595895

Property of Coot County Clert's Office

UNOFFICIAL COPY 8 7 5 9 5 3 7 3 EXHIBIT A

THAT PART OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SOUTH WEST 1/4 WITH THE NORTHERLY LINE OF A TRACT OF LAND CONVEYED BY THE CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 349 TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT 16913782 IN BOOK 54903, PAGE 331 SAID POINT BEING 1107.18 FEET, NORTH OF THE SOUTH WEST CORNER OF SAID SOUTH WEST 1/4 THENCE EASTERLY IN THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACT (SAID LINE FORMING AN ANGLE OF 79 DEGREES 23 MINUTES 10 SECONDS, MEASURED IN THE NORTH EAST QUADRANT WITH THE WEST LINE OF SAID SOUTH WEST 1/4) FOR A DISTANCE OF 163.26 FEET; THENCE NORTHERLY IN A LINE WHICH INTERSECTS THE NORTH LINE OF SAID SOUTH WEST 1/4 AT A POINT 85,26 FEET EAST OF THE NORTH WEST CORNER OF SAID SOUTH WEST 1/4 FOR A DISTANCE OF 50.46 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE A LINE 50 FEET NORTHERLY OF (RIGHT ANGLE MEASUREMENT) AND PARALLEL WITH THE NORTHERLY LINE OF SAID TOLL HIGHWAY TRACE, THENCE EASTERLY IN SAID PARALLEL LINE 904.0 FEET TO THE POINT OF BIGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE NORTHIRLY IN A LINE DRAWN AT RIGHT ANGLE TO SAID PARALLEL LINE 350:0 FEET; THENCE EASTERLY IN A LINE PARALLEL WITH SAID TOLL HICHWAY TRACT, 30 FEET; THENCE NORTH EASTERLY IN A STRAIGHT LINE; A DISTANCE OF 121.66 FEET TO A POINT IN A LINE 420.0 FEET NORTHERLY OF AND PARALLEL WITH SAID TOLL HIGHWAY TRACT, SAID POINT FING 150 FEET EASTERLY OF THE POINT OF INTERSECTION OF THE ABOVE DESCRIBED RIGHT ANGLE LINE EXTENDED WITH THE LAST DESCRIBED PARALLEL LINE; THENCE EASTERLY IN SAID LAST DESCRIBED PARALLEL LINE 417.0 FEET; THENCE WESTERLY IN A LINE WHICH FORMS AN ANGLE OF 9 DEGREES 27 MINUTES 44 SECONDS, MEASURED IN THE SOUTH WEST OUPDRANT, WITH THE LAST DESCRIBED LINE, A DISTANCE OF 121.66 FEET TO ITS POINT OF INTERSECTION WITH A LINE 20 FEET SOUTHERLY OF (MEASURED AT RIGHT ANGLE) AND PARALLEL WITH THE LAST DESCRIBED PARALLEL LINE; THENCE WESTERLY IN SAID PARALLEL LINE, 30 FEET TO ITS POINT OF INTERSECTION WITH A LINE 417.0 FEET EASTERLY OF AND PARALLEL WITH THE ABOVE DESCRIBED RIGHT ANGLE LINE; THENCE SOUTHERLY IN LAST DESCRIBED PARALLEL LINE 350.0 FEET TO ITS INTERSECTION WITH THE ABOVE DESCRIBED LINE 50 FEET NOITHERLY OF AND PARALLEL WITH SAID TOLL HIGHWAY TRACT; THENCE WESTERLY IN SAID PARALLEL LINE 417.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B

- 1. COVENANTS, AGREEMENTS AND RESTRICTIONS CONTAINED IN THE AGREEMENT MADE BY CLEARING INDUSTRIAL DISTRICT, INC. WITH HELEN NOZETTE AS TRUSTEE FOR MARK NOZETTE TRUST, AND OTHERS DATED DECEMBER 5, 1961 AND RECORDED DECEMBER 15, 1961 AS DOCUMENT 19356353 AND MODIFIED BY INSTRUMENT RECORDED JULY 2, 1964 AS DOCUMENT 19173379 RELATING TO PAYMENT OF TAXES AND ASSESSMENTS RELATING TO ADJOINING STREETS, TO THE MAINTENANCE OF ADJOINING PRIVATE STREETS AND RELATING TO THE USE OF PREMISES IN QUESTION.
- 2. COVENANTS AND RESTRICTIONS CONTAINED IN DEED FROM CLEARING INDUSTRIAL DISTRICT TO MARY R. LEARDI DATED APRIL 20, 1966 AND RECORDED JUNE 1, 1966 AS DOCUMENT 19843392 PROVIDING THAT GRANTEE WILL PAY TAXES ON PRIVATE STREET ABUTTING ON THE LAND, WILL MAINTAIN AND REPAIR SUCH PARTS OF PRIVATE STREET AS ABUTTS THE LAND AND PAY APPORTIONED COST OF IMPROVING OR MAINTAINING SUCH PRIVATE STREET AND THAT FOR 50 YEARS FROM JANUARY 2, 1957 LAND SHALL BE USED FOR MANUFACTURING INJUSTRIAL OR STORAGE PURPOSES ONLY AND THAT NO BUILDING, STRUCTURE OR IMPROVEMENT EXCEPT FENCES, DRIVEWAYS AND WITCH TRACKS SHALL BE BUILT, ERECTED OR PLACED UPON THE SOUTHERLY 10 FEET AND THE EASTERLY AND WESTERLY 15 FEET OF THE LAND.
- 3. GENERAL REAL ESTATE TAXES FOR THE YEAR 1986 AND SUBSEQUENT YEARS.

DC# 4873 5M 9-71

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS				
COUNTY OF COOK)	88.	•	

oath, states that he resides at 416 Modicello Ave.

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:

- - 2. The divicion or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or essements 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 continuous land.
- 5. The conveyance of parce's of land or interests therein for use as right of way for filtroads 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 un 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 rrior 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.

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SUBSCRIBED this	and SWORN to day of		•		

NOTARY PUBLIC

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Property of Cook County Clerk's Office

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