

TRUSTEE'S DEED

① 309308

87018233

FORM 1011 W.S.B.

THE ABOVE SPACE FOR RECORDERS USE ONLY

THIS INDENTURE, made this 26th day of December, 1986, between MICHIGAN AVENUE NATIONAL BANK OF CHICAGO, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 5th day of January, 1982, and known as Trust Number 4167 party of the first part, and L. A. MUELLER, a never married woman,

part Y of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of (\$10.00) TEN DOLLARS AND NO/100----- dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said part Y of the second part,

the following described real estate, situated in Cook County, Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

CITY OF CHICAGO DEPARTMENT OF REVENUE MAR-7-87 612.50

COOK COUNTY RECORDER 87018233

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together with the tenements and appurtenances thereunto belonging

To Have and to Hold the same unto said party of the second part

PERMANENT INDEX NO. 17-09-306-011-1004

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 hereto affixed, and has caused its name to be signed to these presents by its vice-president and attested by its assistant secretary, this day and year first above written.

Michigan Avenue National Bank as Trustee as aforesaid,

By [Signature] Vice President

Attest [Signature] Assistant Secretary

STATE OF ILLINOIS COUNTY OF COOK

I, Joyce A. Madsen A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, that Ralph Muentzer Vice-President of the MICHIGAN AVENUE NATIONAL BANK, and Nancy Rodighiero Assistant Secretary of said Corporation, 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 Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

OFFICIAL SEAL

Joyce A. Madsen Notary Public, State of Illinois Given under my hand and Notarial Seal this 19th day of December, 1986

My Commission Expires 8/8/89

[Signature] Notary Public

DELIVERY NAME C. L. Byron STREET 72 W. Adams CITY Chicago, Illinois 60603 INSTRUCTIONS OR RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

Unit #305, 345 N. Canal St. Chicago, Il.

14.00 MAIL

87-018233

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3-10-2011 10:00 AM

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PROPERTY OF COOK COUNTY CLERK'S OFFICE

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MAIL ROOM

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Unit Number 305, in Fulton House Condominium as delineated on a survey of the following described real estate:

Parcel 1:

A parcel of land comprised of Wharfing Lots 3 and 4 in Block J in Original Town of Chicago, a Subdivision of Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, together with that part of the lands East of and adjoining said Lots lying West of the North branch of the Chicago River; which parcel of land is bounded and described as follows:

Beginning at the South West corner of said Wharfing Lot 4, and running thence North along the West line of said Wharfing Lots 4 and 3, a distance of 120 feet to the North West corner of said Wharfing Lot 3; thence Eastwardly along the Northerly line of said Wharfing Lot 3, and along an Eastward extension of said Northerly line, a distance of 68.87 feet to the Easterly face of the wooden dock, as now constructed, on the Westerly side of the North Branch of the Chicago River; thence Southwardly along the Easterly face of said wooden dock, as now constructed, a distance of 121.72 feet to an intersection with an Eastward extension of the Southerly line of said Wharfing Lot 4; and thence Westwardly along said extended line and along said Southerly line of Wharfing Lot 4, a distance of 83.95 feet to the point of beginning, and,

Parcel 2:

A parcel of land, 40 feet wide, comprised of that part of the North 1/2 of vacated Carroll Avenue (80 feet wide) lying South of and adjoining the Southerly line of Wharfing Lot 4 in Block J in Original Town of Chicago, a Subdivision in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and lying South of and adjoining the Southerly line of the lands East of and adjoining said Lot 4 lying West of the North branch of the Chicago River, which parcel of land is bounded and described as follows:

Beginning at the south West corner of said Wharfing Lot 4 in Block J aforesaid, and running thence Eastwardly along the Southerly line of said Wharfing Lot 4, and along an Eastward extension of said Southerly line, a distance of 83.95 feet to the Easterly face of the wooden dock, as now constructed, on the Westerly side of the North branch of the Chicago River; thence Southwardly along the Easterly face of said wooden dock, as now constructed, a distance of 40.62 feet to an intersection with the Eastward extension of the Southerly line of the Northerly 1/2 of said vacated Carroll Avenue; thence Westwardly along said extended line and along said Southerly line of the Northerly 1/2 of vacated Carroll Avenue a distance of 88.98 feet to an intersection

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with the Southward extension of the West line of said Wharfing Lot 4; and thence North along said extended line a distance of 40.05 feet to the point of beginning, and,

Parcel 3:

The North three feet of the South 1/2 of vacated West Carroll Avenue lying North of and adjoining Original Water Lot or Wharfing Lot 1, in Block "K" in the Original Town of Chicago, the West boundary being the West line of said Block K extended Northerly (being also the East line of North Canal Street) and the East boundary being the Easterly face of the present dock line on the West bank of the North branch of the Chicago River in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, and,

Parcel 4:

A tract of land comprising a part of the South 1/2 of vacated West Carroll Avenue lying North of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 304.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid, a distance of 64.36 feet to the point of beginning; thence South 02 degrees 55 minutes 40 seconds West, a distance of 3.68 feet; thence South 87 degrees 04 minutes 20 seconds East, a distance of 25.65 feet to the line of the Easterly face of the present wood dock on the West bank of the North branch of the Chicago River; thence North 07 degrees 04 minutes 28 seconds West along said dock line; a distance of 3.74 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid; thence North 87 degrees 04 minutes 20 seconds West along the last described line, a distance of 25.00 feet to the point of beginning containing 93.2 square feet more or less, and,

Parcel 5:

A tract of land comprising a part of Original Water Lot or Wharfing Lot 1, in Block K, in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

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Beginning at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 00 degrees 00 minutes 00 seconds West along the East line of North Canal Street, a distance of 47.00 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 16.10 feet to a point of curve; thence Easterly and Southerly along the arc of a circle (convex North East radius 11.00 feet, chord South 48 degrees 32 minutes 14 seconds East, 14.58 feet) a distance of 15.94 feet to a point of tangency; thence North 07 degrees 04 minutes 28 seconds West, a distance of 56.05 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid; thence North 87 degrees 04 minutes 20 seconds West along the last described line, a distance of 20.15 feet to the point of beginning containing 1085.8 square feet; more or less, and,

Parcel 6:

All that part of the property and space lying above a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Avenue lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of vacated West Carroll Avenue aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 degrees 04 minutes 28 seconds East, a distance of 70.02 feet; thence North 82 degrees 55 minutes 32 seconds East, a distance of 60.16 feet; thence North 07 degrees 04 minutes 28 seconds West, a distance of 55.67 feet; thence North 87 degrees 04 minutes 20 seconds West, a distance of 17.53 feet; thence North 02 degrees 55 minutes 40 seconds East, a distance of 3.68 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Avenue aforesaid; thence North 87 degrees 04 minutes 20 seconds West, a distance of 44.21 feet to the point of beginning containing 3830.0 square feet more or less which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document 25895835; together with its undivided percentage interest in the common elements, in Cook County, Illinois.

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Parcel 7:

Easement for ingress and egress for the benefit of parcels 1 to 6 as declared in Declaration of Easements and Covenants dated June 1, 1981 and recorded June 5, 1981 as document 25835261, and as created by Deed from La Salle National Bank, a national banking association, as Trustee under Trust Number 100819 to Eleanor Dank dated February 5, 1982 and recorded February 17, 1982 as document 26146160 over and across all that part of the property and space lying below a horizontal plane which is at an elevation of 12.55 feet above Chicago City Datum and contained within the vertical projection of the following described parcel of land:

A tract of land, comprising a part of Original Water Lot or Wharfing Lot 1, in Block K in the Original Town of Chicago, in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, together with the South 1/2 (except the North 3.00 feet of said South 1/2) of vacated West Carroll Street lying North of and adjacent to said Lot 1, all in Cook County, Illinois, described by metes and bounds as follows:

Commencing at a point on the Northward prolongation of the West line of said Block K which is 394.65 feet North of the South West corner thereof, said point being on the East line of North Canal Street, and in the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Street; thence South 87 degrees 04 minutes 20 seconds East, along the South line of the North 3.00 feet of vacated Carroll Street aforesaid, a distance of 20.15 feet to the point of beginning; thence South 07 degrees 04 minutes 28 seconds East, a distance of 70.02 feet; thence North 82 degrees 55 minutes 32 seconds East, a distance of 60.16 feet; thence North 07 degrees 04 minutes 28 seconds West, a distance of 55.67 feet; thence North 87 degrees 04 minutes 20 seconds West, a distance of 17.53 feet; thence North 02 degrees 55 minutes 40 seconds East, a distance of 3.68 feet to the South line of the North 3.00 feet of the South 1/2 of vacated West Carroll Street aforesaid; thence North 87 degrees 04 minutes 20 seconds West, a distance of 44.21 feet to the point of beginning.

Permanent Index No.: 17-09-306-011-1004

Address: Unit 305, 345 N. Canal St., Chicago, IL

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