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89171687

THIS INDENTURE, Made this 5th day of April A.D. 19 89 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 1st day of March 19 89, and known as Trust

Number 114231, party of the first part, and MERIT-SAXONY JOINT VENTURE, an Illinois general partnership party of the second part

(Address of Grantee(s): 839 W. Diversey Parkway Chicago, Illinois 60614

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

Legally described on Exhibit "A" attached hereto.

CITY OF CHICAGO REAL ESTATE TRANSACTIONS DEPT. OF REVENUE APR 10 1989

15.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT. OF REVENUE APR 10 1989 727.50 COOK COUNTY REAL ESTATE TRANSACTION TAX 727.50

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said party of the second part as aforesaid and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Covenants, conditions and restrictions of record and private, public, and utility easements and roads and highways, if any, provided proposed use as fee simple single family homes built to maximum permitted density under R-4 classification, with exceptions to eliminate required side yards shall not violate or encroach upon same; general taxes for 1988 2nd installment, and subsequent years, and conditions set forth in Exhibit "B" hereto.

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 the said real estate or any part thereof 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 Assistant Vice President and attested by its Assistant Secretary, the day and year first above written.

ATTEST: LaSalle National Bank as Trustee as aforesaid. Assistant Secretary Assistant Vice President

This instrument was prepared by: LaSalle National Bank Real Estate Trust Department 135 S. La Salle Street Chicago, Illinois 60690

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STATE OF ILLINOIS
COUNTY OF COOK

ss:

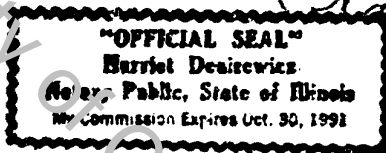
I, HARRIET DENISEWICZ a Notary Public in and for said County,

in the State aforesaid, DO HEREBY CERTIFY that J. KIT SILVER

Assistant Vice President of LA SALLE NATIONAL BANK, and William H. Dillon

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 April A. D. 1989



NOTARY PUBLIC

Permanent Index Numbers:

- 14-32-133-001
- 14-32-133-011
- 14-32-133-012

Common Address: vacant land situated at the southwest corner of West Dickens Street and North Magnolia Avenue, Chicago, Illinois 60614.

COOK COUNTY, ILLINOIS
RECORDED FOR RECORD

FR 18 PM 3 11

39171687

Man to:

David Grossberg
D. Ancona & Pflaum
30 N. La Salle St, Suite 2800
Chicago, IL 60602

BOX 327

Set No.

TRUSTEE'S DEED

Address of Property

LaSalle National Bank
TRUSTEE
TO

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

8872 A AF (6-78)

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Exhibit "A"

That part of Lots 6 to 22, and part of vacated Nursery Street, taken as a tract, in Sub-Block 8 of the Subdivision of Block 13 in Sheffields Addition to Chicago in Section 32, Township 40 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at the Northeast corner of said tract; Thence South $00^{\circ} 00' 00''$ East along the East line thereof 125.0 feet; Thence North $89^{\circ} 11' 52''$ West parallel with the North line of said tract 202.05 feet; Thence North $44^{\circ} 25' 21''$ West 8.51 feet; Thence North $00^{\circ} 00' 00''$ West parallel with the East line of said tract 119.01 feet to a point on the North line of said tract 208.0 feet West of the point of beginning; Thence South $89^{\circ} 11' 52''$ East along said North line 208.0 feet to the point of beginning, in Cook County, Illinois.

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Exhibit "B"

Grantor, for itself, its successors and assigns, covenants with grantee, its successors and assigns that:

- (a) Only one principal building will be built per any lot (hereafter "Lot") within any resubdivision subsequently recorded and affecting the above described real estate;
- (b) No curb cuts shall be permitted from the above described real estate onto West Dickens Avenue;
- (c) The only type of ownership permitted on each Lot shall be fee simple; and
- (d) All exterior walls of all buildings within the above described real estate shall be brick veneer or solid masonry using brick materials at least three and five-eighths inches (3-5/8") in thickness, except for garages which are no larger than four hundred (400) square feet in area.
- (e) No brick or other solid material wall may be constructed in excess of twenty four (24") inches in height at the front yard line of any of said Lots.

The above mentioned conditions shall operate as covenants running with the land for the benefit of all owners of adjoining Lots in said tract, their heirs, devisees, executors, administrator and assigns, and the breach of any such covenants or the continuance of any such breach may be enjoined, abated or remedied by appropriate proceedings by any of such owners, their heirs, devisees, executors, administrators and assigns.

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PLAT ACT AFFIDAVIT

State of Illinois)
)SS
County of Cook)

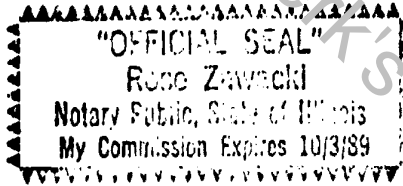
CHARLES L. MICROD
~~ROBERT W. BARNHART, JR.~~, being duly sworn on oath, states that he resides at 55 West Monroe Street, Chicago, Illinois 60603, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for the reason that it involves the division of lots or blocks of less than one (1) acre in a recorded subdivision which does not involve any new streets or any easements of access to lots or blocks not already having access from existing streets.

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.

Charles L. Microd
Robert W. Barnhart, Jr.
Charles L. Microd

Subscribed and sworn to before me this 13th day of April, 1989.

Notary Signature
Notary Public



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Clerk's Office

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SEARCHED