

THIS INDENTURE, made this 31st day of July, 1990, 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 11th day of April, 1984, and known as Trust Number 60731 party of the first part, and Albany Bank and Trust Company, 3949 S. Keeler St. Chicago, IL

as Trustee under the provisions of a certain Trust Agreement, dated the 31st day of July, 1990, and known as Trust Number 11-4743, party of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

(See legal description attached hereto which is, by this reference, incorporated herein and made a part hereof).

17-03-201-039-0000
17-03-201-041-0000

COOK COUNTY, ILLINOIS
FILED FOR RECORD

1990 AUG 2 PM 2:15

90372516

72-62-416-DT

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
\$75.00
DEPT. OF REVENUE
AUG-7-90

STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX
REVENUE
1000
Cook County
REAL ESTATE TRANSACTION TAX

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes hereof and in said Trust Agreement set forth. THE TERMS CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, and of every other power and authority thereunto 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, of aforesaid, and not personally.

By [Signature] D. MICHAEL WHELAN VICE PRESIDENT
Attest [Signature] Claire Rosati ASSISTANT SECRETARY



STATE OF ILLINOIS }
COUNTY OF COOK } SS.
J. M. WHELAN

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named J. M. WheLAN Vice President and Assistant Secretary of the AMERICAN 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 custodian 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.

This instrument prepared by:

American National Bank and Trust Company
33 North La Salle Street.
Chicago 60601

Given under my hand and Notary Seal.

7/31/90

Date

L. M. Sorianaki

Notary Public
"OFFICIAL SEAL"
L. M. Sorianaki
My Commission Expires 6/27/92
3941-57 S. Keeler Street
Chicago, IL

RECEIVED NAME Leslie Weinstein
STREET 150 N. Wacker Drive
CITY Chicago, Ill 60606

INSTRUCTIONS OR
RECORDER'S OFFICE BOX NUMBER BOX 988 - TH

Document Number

90372516

UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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 only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 certificate 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.

UNOFFICIAL COPY

90372516

That part of Lot 'B' in the Subdivision of the Circuit Court Commissioners in the Northeast 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat of said Subdivision recorded in the Recorder's Office, Cook County, Illinois, on September 5, 1893, in Book 59 of Plats, as Document 1924571, bounded and described as follows:

Beginning at the intersection of the East line of South Keeler Avenue (a private street), hereinafter defined, with a line which is 392.50 feet North from and parallel with the North line of West 40th Street (a private street), hereinafter defined and running thence East along the last described parallel line, a distance of 210.84 feet; thence North along a line parallel with and 210.84 feet East from the East line of said South Keeler Avenue, a distance of 113.67 feet; thence North eastwardly along the arc of a circle, tangent to the last described course, convex to the Northwest and having a radius of 276.56 feet, a distance of 203.13 feet to the point of intersection of said arc with a line 60 feet, measured perpendicularly, Southeastern from and parallel with the Southeastern right of way line of the Gulf, Mobile and Ohio Railroad Company (formerly the Chicago and Alton Railroad Company); thence South Westwardly along the last described parallel line, a distance of 303.89 feet to its intersection with the East line of said South Keeler Avenue; thence South along said East line of South Keeler Avenue, a distance of 186.41 feet to the point of beginning.

The foregoing description is based upon the following definitions:

South Keeler Avenue (a private street) is defined as a strip of land 66 feet in width, lying in Lot 'A' and in Lot 'B' of the Subdivision recorded in Book 59 of Plats, at page 32, as Document 1924571, extending from the North line of Re-established District Boulevard to a line which is 60 feet, measured perpendicularly, Southeastern from and parallel with the Southeastern right of way of the Gulf, Mobile and Ohio Railroad Company (formerly the Chicago and Alton Railroad Company). The West line of said strip is a straight line parallel to and 1251.05 feet West of the West line of South Pulaski Road. The East line of said strip is a straight line parallel to and 66 feet East of the West line of said strip West 40th Street (a private street) is defined as a strip of land, 66 feet in width, lying in Lot 'A' and in Lot 'B' of the Subdivision recorded in Book 59 of Plats, page 32, as Document 1924571, extending Easterly from a line parallel to and 655.93 feet East of the North and South center line of Section 3, said parallel line being the East line of South Kildare Boulevard, to its intersection with the West line of South Pulaski Road. The North line of said strip is a line parallel to and 1086 feet North of the North line of Re-established District Boulevard. The South line of said strip of land is a line parallel to and 66 feet South of the North line of said strip of land.

The North line of Re-established District Boulevard (a private street) and said North line extended is hereby defined as a straight line drawn from a point on the East line of said Section 3, 465.16 feet North of the East and West center line of said Section 3, to a point on the North and South Center

EXHIBIT "A"

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Faint header text, possibly containing document title or reference numbers.

Main body of faint text, likely containing the primary content of the document.

Second section of faint text, possibly a continuation or a separate part of the document.

Faint footer text, possibly including a date, signature, or page number.

UNOFFICIAL COPY

9 0 3 7 2 5 1 6

Beginning at the point of intersection of the west line of South Keeler Avenue (a private street), (said West Street line being a line 151.05 feet West from and parallel with the West line of South Pulaski Road), with a line which is 60 feet measured perpendicularly, Southeastern from and parallel with the Southeastern right of way line of Gulf Mobile and Ohio Railroad Company (formerly the Chicago and Alton Railroad Company) and running thence North along the West line of said South Keeler Avenue produced North, a distance of 24.55 feet to a point which is 37.21 feet, measured perpendicularly, Southeastern from said Southeastern right of way line of the Gulf Mobile and Ohio Railroad Company; thence North Eastwardly along a straight line, a distance of 354.85 feet to a point which is 37.76 feet, measured perpendicularly, Southeastern from said Southeastern right of way line, thence South Westwardly along the arc of circle, convex to the Northwest and having a radius of 197.10 feet, a distance of 43.34 feet to a point which is 326.87 feet North Eastwardly from the point of beginning and on said line which is 60 feet, measured perpendicularly, Southeastern from and parallel with the Southeastern right of way line of the Gulf, Mobile and Ohio Railroad Company; and thence South Westwardly along said parallel line, said distance of 326.87 feet to the point of beginning, in Cook County, Illinois.

That part of Lot 'A' and of Lot 'B' in the Subdivision of the Circuit Court Commissioners in partition of that part of the Northeast 1/4 lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat of said Sub-division recorded in the Recorder's office, Cook County, Illinois, September 5, 1893, in Book 59 of Plats, page 32, as document 1924571, bounded and described as follows:

PARCEL 2:

ALSO

The North and South Center line of said Section 3, is herein defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the North East corner of said Section 3, and measured 2642.84 feet East from the Northwest corner of said Section 3 to a point on the South line of said Section 3, measured 2669.37 feet West from the Southeast corner of said Section 3, and measured 2668.04 feet East from the Southwest corner of said Section 3. The East and West center line of said Section 3 is herein defined as a straight line drawn from a point on the East line of said Section 3, measured 2597.19 feet South from the Northeast corner of said Section 3 and measured 2669.84 feet North from the Southeast corner of said Section 3 to a point on the West line of said Section 3, measured 2598.77 feet South from the Northwest corner of said Section 3, and measured 2661.19 feet North from the Southwest corner of said Section 3, in Cook County, Illinois.

The North and South Center line of said Section 3, is herein defined as a straight line drawn from a point on the North line of said Section 3, measured 2648.14 feet West from the North East corner of said Section 3 and measured 2642.84 feet East from the Northwest corner of said Section 3 to a point on the South line of said Section 3, measured 2669.37 feet West from the Southeast corner of said Section 3, and measured 2668.04 feet East from the Southwest corner of said Section 3.

The South line of Re-established District Boulevard is 80 feet South of and parallel to the North line of Re-established District Boulevard.

90372516

UNOFFICIAL COPY

On this day, I, the undersigned, Clerk of Cook County, Illinois, have received from the [Name], [Address], [City], [State], [Zip], a check for the sum of [Amount] in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

The check is payable to the order of Cook County, Illinois, and is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

I hereby certify that the check is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

Witness my hand and the seal of Cook County, Illinois, this [Date] day of [Month], [Year].

Property of Cook County Clerk's Office

RECEIVED AT
VF20

On this day, I, the undersigned, Clerk of Cook County, Illinois, have received from the [Name], [Address], [City], [State], [Zip], a check for the sum of [Amount] in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

The check is payable to the order of Cook County, Illinois, and is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

I hereby certify that the check is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

Witness my hand and the seal of Cook County, Illinois, this [Date] day of [Month], [Year].

Property of Cook County Clerk's Office

On this day, I, the undersigned, Clerk of Cook County, Illinois, have received from the [Name], [Address], [City], [State], [Zip], a check for the sum of [Amount] in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

The check is payable to the order of Cook County, Illinois, and is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

I hereby certify that the check is in full payment of the [Type of Debt], [Description of Debt], [Date of Debt], [Party Name], [Address], [City], [State], [Zip].

Witness my hand and the seal of Cook County, Illinois, this [Date] day of [Month], [Year].

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as trustee, trust no. 60731
sworn on oath, states that its principal place of business is 33 North LaSalle, Chicago, Illinois.

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;

-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 or 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 or 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 it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, trust no. 60731
BY: Robert Paulson

Signature of Jan T. Paulson

SUBSCRIBED AND SWORN to before me this 2nd day of FEBRUARY, 1990.

ROBERT L. FRANK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/1/92

NOTARY PUBLIC

90372516

UNOFFICIAL COPY

Property of Cook County Clerk's Office

00155010