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LEAD
IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS
MUNICIPAL DEPARTMENT - FIRST DISTRICT

92M1-405171

CITY OF CHICAGO, a municipal corporation,

Plaintiff,

American National Bank & Trust Co.
v. Trust #109536-02
33 North LaSalle Street
Chicago, IL 60609

Case No.

Address: 2601 North Spaulding
2nd Floor Apt.

Courtroom 1101
Richard J. Daley Center

et al.,

Defendant(s).

\$3.00
FILING

LIS PENDENS NOTICE

As an assistant corporation counsel for the City of Chicago, I certify:

- 1) The above captioned case was filed with the Clerk of the Circuit Court of Cook County on SEP 16 1992, and is presently pending; and
- 2) Plaintiff's complaint alleges violations of the City of Chicago Municipal Code at the address noted above. **

* refer to attached addendum of defendants.

** refer to attached addendum of legal description.

Kelly R. Welsh, Corporation Counsel

BY: *[Signature]*

Assistant Corporation Counsel

Kelly R. Welsh, Atty. #90909
Corporation Counsel
Attorney for Plaintiff
180 North LaSalle Street
Room 3100
Chicago, Illinois 60601
312/744-8791

Official Business
City of Chicago

SEP 16 1992
CIRCUIT COURT OF COOK COUNTY
CLERK'S OFFICE

SEP 16 AM 8:52

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City of Chicago

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ADDENDUM ONE

RE: 2661 North Spaulding
2nd Floor Apt.

American National Bank & Trust Co. (P)
Trust #109536-02
23 North LaSalle Street
Chicago, IL 60690

Price Associates, Inc. (T)
1 North LaSalle Street
Chicago, IL 60602

Ralph Price (O)
1 North LaSalle Street
Suite 2425
Chicago, IL 60602

Leonard David (O)
1 North LaSalle Street
Suite 2425
Chicago, IL 60602

Norman G. Levin (O)
1 North LaSalle Street
Suite 2425
Chicago, IL 60602

Gary Schwartz (O)
2200 Prospect Avenue
Evanston, IL 60201

Herbert A. Schwartz (O)
1270 Colonial Oaks Drive
Los Altos, CA 94022

Judith P. Schwartz (O)
612 Thirty Six Avenue
Seattle, WA 98122

Manfred Steinfeld
1300 North Lake Shore Drive
Chicago, IL 60610

Howard E. Zimmerman (O)
1 North LaSalle Street
Suite 2425
Chicago, IL 60602

Leon Wolf (O)
6710 North Karlov Avenue
Lincolnwood, IL 60646

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ADDENDUM TWO 7 0 4 0 2 6

See attached title sheets!

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09-290 TRUSTEE'S DEED IN TRUST 09516046 09516046 74.00

0-3 72-30-148

THIS INSTRUMENT, made this 19th day of September, 1989, 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 of trusts in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 28th day of August, 1974, as known as Trust Number 33348, party of the first part, and AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 63 North LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 19th day of September, 1989, and known as Trust Number 109536-02, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & No/100 (\$10.00) Dollars, and other good and valuable consideration 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 RIDER ATTACHED HERETO AND BY REFERENCE THERETO MADE A PART HEREOF.

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements; (c) roads and highways; (d) party wall rights and agreements; (e) existing leases and tenancies; (f) special taxes or assessments for improvements not yet completed; (g) general taxes for the year 1988 and subsequent years.

STATE OF ILLINOIS

COOK COUNTY CLERK'S OFFICE 118750

with the covenants and appurtenances thereto... AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO



By: [Signature] Vice President Attest: [Signature] Assistant Secretary

CLERK OF RECORD COUNTY OF COOK THIS INSTRUMENT FILED BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO

I, the undersigned a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, duly 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, or were duly authorized by the said national banking association for the purpose and purpose thereof, and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as such officer of the aforesaid national banking association, caused the corporate seal of said national banking association to be affixed to said instrument as said Assistant Secretary, and that the foregoing act and the foregoing deed and voluntary deed had been lawfully and lawfully performed for the use and purpose thereof and that the same were duly and lawfully performed.

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STATE OF ILLINOIS 92204026 10518546

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LEGAL DESCRIPTION RIDER

The following described real estate situated in the County of Cook, State of Illinois:

A parcel of land consisting of a part of Lot 2 in Garrett's Subdivision of part of the East half of the Southeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian and consisting also of all of lots 3, 2, 3, 4 and a part of lot 5 together with that part of the alley, 10 feet wide, now vacated lying between and adjoining said lot 1 and lots 2, 3, 4 and 5 and that part of the alley, 16 feet wide, now vacated, lying northeasterly of and adjoining said lot 2; all in Garrett's Third Logan Square Subdivision of Part of Lot 2 in Garrett's Subdivision of part of the East half of the Southeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, said parcel of land being bounded and described as follows: Beginning at the intersection of the northerly line of North Sawyer Avenue as now established, with the southerly line of North Milwaukee Avenue, and running thence southwesterly along said northerly street line a distance of 32.89 feet to a point of deflection in said southerly street line thence south, continuing along the west line of said North Sawyer Avenue, a distance of 63.43 feet to its intersection with the north line of lot 1 in Vann's Subdivision of lot 1 and the north 20 feet of lot 2 in Block 4 1/2, the Subdivision of 39 acres on the East side of the East half of the Southeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, together with part of lot 2 of Garrett's subdivision of part of the East half of the Southeast quarter of said Section thence west along the north line of said lot 1 in Vann's Subdivision and along the south line of said lot 2 in Garrett's Third Logan Square Subdivision, a distance of 300.74 feet to the southwest corner of said lot 1 in said Garrett's Third Logan Square Subdivision thence north along the west line of said lot 1, a distance of 13.57 feet to its intersection with an eastward extension of the north line of the South 16 feet of lot 5 in said Garrett's Third Logan Square Subdivision thence west along said eastward extension and along the north line of said South 16 feet of lot 5 a distance of 143.00 feet to a point in the east line of North Spaulding Avenue, the west line of lot 5; thence north along the west line of said lots 5, 4, 3 and 2, being also the east line of North Spaulding Avenue, a distance of 126.56 feet to a point 29 feet 3-1/2 inches south from the northwest corner of said lot 2; thence east along a straight line a distance of 70.13 feet to a point on the northerly line of said lot 2 which is 22 feet 1-1/8 inches southeasterly from the northwest corner of said lot 2; thence northeasterly along a line at right angles with said northerly line of lot 2 a distance of 16.00 feet to its intersection with a line which is 125.00 feet southwesterly from and parallel with the southerly line of said North Milwaukee Avenue; thence northwesterly along said parallel line a distance of 105.72 feet to its intersection with the east line of said North

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Full power and authority is hereby granted in said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate paths, 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 present or reversion, by lease to commence in present 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 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, honesty 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 each 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 thereto, 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 to 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 the, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected in any claim, judgment or decree for anything done by them 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 direction of the Trustee, in any case, 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 whatsoever and wherever 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 of 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 American National Bank and Trust Company of Chicago 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.

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Spaulding Avenue; thence north along said East line of North Spaulding Avenue a distance of 11.27 feet to a deflection point in said East line of North Spaulding Avenue; thence Northeastwardly, continuing along the Southeasterly line of said North Spaulding Avenue a distance of 116.42 feet to its intersection with the Southeasterly line of said North Milwaukee Avenue, and thence Southeastwardly along said Southeasterly street line a distance of 363.09 feet to the point of beginning;

Property Address: 2700-14 North Milwaukee Avenue
2658-22 North Lawyer Avenue
2697-61 North Spaulding Avenue
Chicago, Illinois

Permanent Index Nos.: 13-26-414-001
13-26-414-002
13-26-414-003

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