

QUIT CLAIM  
DEED IN TRUST

UNOFFICIAL COPY

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
999.00

94522958

Form 191 Rev. 11-73

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ANBB OPERATING COMPANY V, an Illinois corporation of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and 09/100 Dollars (\$ 10.00 ),

in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey Quit Claims and Waiver unto AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association whose address is 33 No. LaSalle Street, Chicago, Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 2nd day of June 1994, and known as Trust Number 118350-1 the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO, SUBJECT TO THOSE MATTERS SET FORTH ON EXHIBIT "B" ATTACHED HERETO.  
ADDITIONALLY, AS PERTAINING TO PARCEL 5 (on attached Exhibit "A") ONLY: GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE SET FORTH AND STIPULATED AT LENGTH HEREIN.

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
999.00

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the purposes herein and in said Trust Agreement...

Full power and authority is hereby granted to said Trustee to impart, lease, grant and subdivide said real estate or any part thereof to dedicate paths, streets, highways or utilities to public use or otherwise, or to execute any contract to sell or contract to sell to grant options to purchase or to purchase in full or in part, to convey either with or without consideration, to convey all 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 or 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 lease to commence in perpetuity or in future and upon any terms and for any period or periods of time, not exceeding in the case of any lease 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 to purchase the amount of deposit in 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 a deal with said real estate and every part thereof in all other ways and for such other considerations as it should 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 otherwise, by said Trustee or any successor in trust, be obliged to see in the application of any purchase money, rent or money received 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 mortgage, 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 mortgage 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 in remedy, (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 mortgagee is made to a mortgagee or successors in trust, that such mortgagee 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 conditions that neither American National Bank and Trust Company of Chicago, individually or as Trustee nor its successors or successors in trust shall have 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 Trust Agreement or any amendment thereto, or for injury to persons or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any existing, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into in the name of the then beneficiary 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 the obligation whenever 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 whatsoever shall be charged with notice of this condition from the date of the filing or 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 proceeds, profits and proceeds 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 the proceeds and proceeds thereof as hereinaud and 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.

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

In Witness Whereof, the grantor, aforesaid has hereunto set hand and seal this 2nd day of June 1994

ATTEST: ANBB OPERATING COMPANY V

By: [Signature] (SEAL) By: [Signature] (SEAL)

STATE OF ILLINOIS, I, Liliana Huante, a Notary Public in and for said County of Cook, do hereby certify that Ann B. Johnson, as Secretary of ANBB OPERATING COMPANY V

personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 2nd day of June A.D. 1994

My commission expires [Signature] Notary Public

OFFICIAL SEAL  
LILIANA HUANTE  
American National Bank and Trust Company of Chicago  
MY COMMISSION EXPIRES 05 24 97

1728-38 North Damen, Chicago, IL 60647  
2015-21 West Willow, Chicago, IL 60647  
2012 St. Paul, Chicago, IL 60647

For information only insert street address of above described property.

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT OF REVENUE  
252.00


STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT OF REVENUE  
252.00


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Document Number

73-35-179-DJ

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256907  
Cook County  
REAL ESTATE TAX  
REVENUE STAMP JUN 12 '94  
P.S. 11427  
  
562.50

25906  
Cook County  
REAL ESTATE TAX  
REVENUE STAMP JUN 12 '94  
P.S. 11427  
  
562.50

Property of Cook County Clerk's Office

COOK COUNTY, ILLINOIS  
FILED FOR RECORD  
9th JUN 14 PM 12:20

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EXHIBIT A

5 2 1 9 5 8

## LEGAL DESCRIPTION

THE FOLLOWING 4 PARCELS OF LAND TAKEN AS A TRACT DESCRIBED AS FOLLOWS:

PARCEL 1: LOTS 10 TO 14, BOTH INCLUSIVE, LOT 15 EXCEPT THE WEST 16 FEET THEREOF, LOTS 16 TO 48, BOTH INCLUSIVE, IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF LOT 24 LYING WEST OF AND ADJOINING AND WEST LINE OF LOTS 25 TO 29, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING THE SOUTH LINE OF SAID LOT 24 PRODUCED EAST 16 FEET IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3: A 16 FOOT VACATED PUBLIC ALLEY LYING NORTH OF THE NORTH LINE OF LOTS 34 TO 48, BOTH INCLUSIVE, AND SOUTH OF THE SOUTH LINE OF LOTS 10 TO 24, BOTH INCLUSIVE; ALSO THE 16 FOOT VACATED PUBLIC ALLEY BOUNDED BY THE SOUTH LINE OF LOT 24 AS EXTENDED EAST; BY THE SOUTH LINE OF LOT 34 AS EXTENDED EAST; BY THE WEST LINE OF LOTS 29 THROUGH 33, BOTH INCLUSIVE, AND BY THE EAST LINE OF LOT 34 AND BY THE NORTHERLY EXTENSION OF SAID EAST LINE OF LOT 34, IN COOK COUNTY, ILLINOIS.

PARCEL 4: ALL OF THE NORTH - SOUTH VACATED 16 FOOT PUBLIC ALLEY AS DEDICATED BY DOCUMENT 19907564 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AND DESCRIBED AS FOLLOWS::

THE WEST 16 FEET OF LOT 15 IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO, AFORESAID, IN COOK COUNTY, ILLINOIS.

(EXCEPTING FROM SAID TRACT THE FOLLOWING DESCRIBED LAND:

THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS::

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF LOT 25 TO 33 AFORESAID, 216.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 100.27 FEET TO A POINT ON A LINE DRAWN 0.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 100.35 FEET TO A POINT ON A LINE DRAWN 0.21 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 34 TO 48, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE, 1.16 FEET

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TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33 AFORESAID; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 115.93 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 24, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:;

COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN BLOCK 2 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 43.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 32.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, 45.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 2.00 FEET OF SAID LOT 24, SAID POINT BEING 75.90 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 45.31 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE OF ELEVATION PLUS 27.00 CHICAGO CITY DATUM, IN COOK COUNTY, ILLINOIS.)

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PARCEL 5: UNIT NUMBERS 101, 201, 301, 102, 103, 104, 105, 205, 305, 106, 206, 306, 107, 207, 307, 108, 208, 308, 109, 110, 111, 211, 112, 212, 113, 214, 314, 215, 315 IN BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOTS 25 TO 33, BOTH INCLUSIVE, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:;

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE SOUTH 0 DEGREES 41 MINUTES 05 SECONDS WEST, ALONG THE EAST LINE OF LOT 25 TO 33 AFORESAID, 216.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 33; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 33, A DISTANCE OF 100.27 FEET TO A POINT ON A LINE DRAWN 0.29 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG SAID PARALLEL LINE, 100.35 FEET TO A POINT ON A LINE DRAWN 0.21 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF LOTS 34 TO 48, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 89 DEGREES 58 MINUTES 36 SECONDS WEST, ALONG THE AFORESAID PARALLEL LINE, 1.16 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33 AFORESAID; THENCE NORTH 0 DEGREES 41 MINUTES 16 SECONDS EAST, ALONG THE AFORESAID PARALLEL LINE, 115.93 FEET TO

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2025/08/22

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A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 25 AFORESAID; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOT 24, TOGETHER WITH PART OF THE NORTH AND SOUTH 16 FOOT VACATED PUBLIC ALLEY LYING EAST OF AND ADJOINING THE EAST LINE OF SAID LOT IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: :

COMMENCING AT THE NORTHEAST CORNER OF LOT 25 IN BLOCK 2 AFORESAID; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 25 AND ITS WESTERLY EXTENSION, 101.42 FEET TO A POINT ON A LINE DRAWN 0.87 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LOTS 25 TO 33, INCLUSIVE, IN BLOCK 2 AFORESAID; THENCE SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 43.98 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE CONTINUING SOUTH 0 DEGREES 41 MINUTES 16 SECONDS WEST, ALONG SAID PARALLEL LINE, 32.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 40 SECONDS WEST, 45.31 FEET TO A POINT ON THE EAST LINE OF THE WEST 2.0 FEET OF SAID LOT 24, SAID POINT BEING 75.90 FEET SOUTH (AS MEASURED ALONG SAID EAST LINE) OF THE NORTH LINE OF SAID LOT; THENCE NORTH 0 DEGREES 41 MINUTES 19 SECONDS EAST, ALONG SAID EAST LINE, 32.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 40 SECONDS EAST, 45.31 FEET TO THE POINT OF BEGINNING, LYING ABOVE A HORIZONTAL PLANE OF ELEVATION PLUS 27.00 CHICAGO CITY DATUM, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 89554800, TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-31-324-010/011/012/013/014/022/049  
14-31-324-050-1001/1002/1003/1004/1007/1010/1013/1014/1015/1016/1017/  
1018/1019/1020/1021/1022/1023/1024/1025/1028/1031/1032/  
1034/1035/1037/1040/1041/1042/1047

Common Address: 1728-38 North Damen, Chicago, Illinois  
2015-21 West Willow, Chicago, Illinois  
2012 St. Paul, Chicago, Illinois

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Illinois State Board of Elections  
100 North Dearborn Street  
Chicago, Illinois 60610  
Telephone: (312) 463-1000

Ballot  
Name  
Address  
City

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20250202



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PERMITTED EXCEPTIONS

POSSIBLE ENCROACHMENT OF SHED LOCATED MAINLY ON THE LAND TO THE WEST AND ADJOINING THE LAND OVER AND ONTO THE LAND A DISTANCE OF ABOUT 1 FOOT.

(AFFECTS LOT 11 IN PARCEL 1 - WILL BE PASSED FOR FINAL POLICY IF COMMON OWNERSHIP)

EASEMENT IN, UPON, UNDER AND ALONG THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH PUBLIC ALLEY, 16 FEET WIDE, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 25 AND 26, WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 25 EXTENDED WEST AND LIES NORTH OF THE SOUTH LINE OF SAID LOT 26 EXTENDED WEST IN BLOCK 2 IN BRADWELL'S ADDITION, AFORESAID; TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED JUNE 8, 1965 AS DOCUMENT 19487673, AND THE CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL 2)

EASEMENT IN, UPON, UNDER AND ALONG THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF THE EAST 1/2 OF THE NORTH AND SOUTH PUBLIC ALLEY, 16 FEET WIDE, LYING WEST OF AND ADJOINING THE WEST LINE OF LOTS 27, 28 AND 29, WHICH LIES SOUTH OF THE NORTH LINE OF SAID LOT 27 EXTENDED WEST AND LIES NORTH OF THE SOUTH LINE OF LOT 24 EXTENDED EAST, ALL IN BLOCK 2 IN BRADWELL'S ADDITION, AFORESAID; TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS THERETO, AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED JUNE 8, 1965 AS DOCUMENT 19487673, AND THE CONDITIONS THEREIN CONTAINED.

(AFFECTS PARCEL 2 AND 5).

POSSIBLE ENCROACHMENT OF BUILDING LOCATED MAINLY ON PREMISES KNOWN AS LOT 22 OVER AND UPON LOT 21 ABOUT 0.8 FEET AND OF THE EAVES ON SAID BUILDING OVER THE LAND ABOUT 1.5 FEET.

(AFFECTS LOTS 21 AND 22 IN PARCEL 1 - WILL BE PASSED FOR POLICY IF COMMON OWNERSHIP).

BUILDING EAST AND STEEL WIRE FENCE OVER AND ON THE LAND ABOUT 4 1/2 FEET.

(AFFECTS LOT 21 IN PARCEL 1 - WILL BE PASSED FOR POLICY IF COMMON OWNERSHIP)

EAVES OF BUILDING ON THE LAND OVER THE WEST LINE ABOUT 6 INCHES.

(AFFECTS LOT 47 IN PARCEL 1 - WILL BE PASSED FOR POLICY IF COMMON OWNERSHIP)

ENCROACHMENT BY GUTTER TO THE EAST OVER ON THE LAND ABOUT 3 INCHES.

(AFFECTS LOT 48 IN PARCEL 1 - WILL BE PASSED FOR POLICY IF COMMON OWNERSHIP)

EASEMENT IN, UPON, UNDER, OVER AND ALONG PART OF PARCEL 3 TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH ELECTRIC SERVICE TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 15, 1979 AS DOCUMENT 25242151.

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GRANT OF EASEMENT MADE BY LUDWIG INDUSTRIES, A CORPORATION OF ILLINOIS, TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, DATED MAY 15, 1980 AND RECORDED MAY 30, 1980 AS DOCUMENT 25471603, GRANTING A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH, FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THAT PART OF THE EAST AND WEST PUBLIC ALLEY, 16 FEET WIDE, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 43 TO 48, BOTH INCLUSIVE, WHICH LIES WEST OF THE EAST LINE OF THE WEST 16 FEET OF LOT 15, EXTENDED SOUTH, ALL IN BLOCK 2 IN BRADWELL'S ADDITION, WITH THE RIGHT OF INGRESS AND EGRESS.

(AFFECTS PART OF PARCEL 3)

GRANT OF EASEMENT MADE BY LUDWIG INDUSTRIES A CORPORATION OF ILLINOIS TO THE COMMONWEALTH EDISON COMPANY RECORDED NOVEMBER 15, 1979 AS DOCUMENT 25242151 IN, UPON, UNDER, OVER AND ALONG THAT PART OF THE EAST-WEST PUBLIC ALLEY, 16 FEET WIDE LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 43 TO 48 BOTH INCLUSIVE, WHICH LIES WEST OF THE EAST LINE OF THE WEST 16 FEET OF LOT 15, EXTENDED SOUTH, ALL IN BLOCK 2 IN BRADWELL'S ADDITION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, WITH ACCESS TOGETHER WITH PROVISIONS FOR RELOCATION OF EASEMENT, GRANTING PERPETUAL RIGHT EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH FOR THE TRANSMISSION AND DISTRIBUTOR OF ELECTRIC ENERGY IN, UNDER, OVER, AND ACROSS THE ABOVE DESCRIBED LAND WITH THE RIGHT OF INGRESS AND EGRESS.

(AFFECTS PART OF PARCEL 3)

GRANT OF EASEMENT MADE BY LUDWIG DRUM COMPANY; A CORPORATION OF ILLINOIS, AND W. F. L. DRUM COMPANY ALSO KNOWN AS LUDWIG DRUM COMPANY TO THE COMMONWEALTH EDISON COMPANY, ITS SUCCESSORS AND ASSIGNS RECORDED OCTOBER 6, 1966 AS DOCUMENT 19962890 GRANTING A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSSARMS, WIRES CABLES, CONDUIT AND OTHER OVERHEAD AND UNDERGROUND EQUIPMENT OR BOTH FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER AND ACROSS AND ALONG THE FOLLOWING DESCRIBED LAND: ALL THAT PART OF THE EAST AND WEST PUBLIC ALLEY, 16 FEET WIDE LYING SOUTH OF AND ADJOINING LOTS 15 TO 24, BOTH INCLUSIVE, AND LYING NORTH OF AND ADJOINING LOTS 34 TO 43 BOTH INCLUSIVE, WHICH LIES EAST OF THE EAST LINE OF THE WEST 16 FEET OF SAID LOT 15 EXTENDED SOUTH AND WHICH LIES WEST OF THE EAST LINE OF SAID LOT 24 EXTENDED SOUTH, ALSO ALL THAT PART OF THE NORTH AND SOUTH PUBLIC ALLEY, 16 FEET WIDE, LYING WEST OF AND ADJOINING LOTS 25 TO 33 BOTH INCLUSIVE, LYING EAST OF AND ADJOINING LOT 34 AND THE EAST LINE OF LOT 34, EXTENDED NORTH WHICH LIES SOUTH OF THE SOUTH LINE OF LOT 24 EXTENDED EAST ALL IN BLOCK 2 IN BRADWELL ADDITION WITH THE RIGHT OF INGRESS AND EGRESS FROM SAID LAND AT ALL TIMES FOR ANY AND ALL SUCH PURPOSES.

(AFFECTS PARCEL 3 AND PART OF PARCEL 2 AND PARCEL 5)

EASEMENT GRANT RECORDED JULY 31, 1979 AS DOCUMENT 25075753 MADE BY LUDWIG INDUSTRIES TO PEOPLES GAS LIGHT AND COKE COMPANY ITS SUCCESSORS AND ASSIGNS AN EASEMENT TO LAY, CONSTRUCT, RECONSTRUCT, RENEW, REPLACE, OPERATE, MAINTAIN, INSPECT, ALTER, REPAIR, REMOVE, CHANGE THE SIZE OF, AND ABANDON IN PLACE ALL OR ANY PORTION OF, A GAS MAIN OR MAINS, SERVICE PIPES AND SUCH

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DRIPS, VALVES, FITTINGS, METERS AND OTHER EQUIPMENT AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS, OVER, THROUGH, UNDER, ALONG, AND ACROSS THE FOLLOWING LAND: THE SOUTH 30 FEET OF THE LAND TO BE VACATED WEST WILLOW STREET BEGINNING ON A LINE 116 FEET EAST OF THE EAST LINE OF NORTH HOYNE AVENUE AND PARALLEL WITH SAID EAST LINE THENCE EASTERLY PARALLEL WITH THE SOUTH LINE OF WEST WILLOW STREET A DISTANCE OF 484 FEET OF THE WEST LINE OF NORTH DAMEN AVENUE IN BRADWELLS ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(AFFECTS LOTS 10 TO 25 IN PARCEL 1 AND PARCEL 2 AND LOTS 24 AND 25 OF UNDERLYING LAND OF PARCEL 5).

ENCROACHMENT OF METAL COPING ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE NORTHERLY AND EASTERLY LINES OF THE

LAND BY 0.02 OF A FOOT TO 0.18 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 35 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF BRICK AT ROOF LINE ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE NORTHERLY AND EASTERLY LINES OF THE LAND BY 0.01 OF A FOOT TO 0.08 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF WINDOW SILLS ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE NORTHERLY, EASTERLY AND SOUTHERLY LINES OF THE LAND BY 0.03 OF A FOOT TO 0.12 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF TRIM ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON THE EASTERLY PORTION OF THE LAND OVER THE NORTHERLY AND EASTERLY LINES OF THE LAND BY 0.03 OF A FOOT TO 0.06 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF STONE WATER TABLE ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE EASTERLY AND SOUTHERLY LINES OF THE LAND BY 0.03 OF A FOOT TO 0.07 OF A FOOT AS DISCLOSED BY SURVEY NUMBER

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N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF PIPES ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE EASTERLY AND SOUTHERLY LINES OF THE LAND BY 0.30 OF A FOOT TO 1.73 FEET AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF ALARM ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON EASTERLY PORTION OF THE LAND OVER THE EASTERLY LINE OF THE LAND BY 0.40 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND A PART OF LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF SPRINKLER ON 3 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON THE EASTERLY PORTION OF THE LAND OVER THE EASTERLY LINE OF THE LAND BY 0.60 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF FENCE OVER THE NORTHERLY, WESTERLY AND SOUTHERLY LINES OF THE LAND BY 0.19 OF A FOOT TO 1.77 FEET AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCELS 1 AND 3 AND PARCEL 5).

ENCROACHMENT OF BRICK AT ROOF ON 2 STORY BRICK BUILDING LOCATED ON NORTHEASTERLY PORTION OF THE LAND OVER THE NORTHERLY LINE OF THE LAND BY 0.02 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5).

ENCROACHMENT OF BRICK ON 2 STORY BRICK FACTORY BUILDING LOCATED ON NORTHERLY PORTION OF THE LAND OVER THE NORTHERLY LINE OF THE LAND BY 0.25 OF A FOOT TO 0.79 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

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ENCROACHMENT OF BRICK PILASTERS ON 2 STORY BRICK FACTORY BUILDING LOCATED ON NORTHERLY PORTION OF THE LAND OVER THE NORTHERLY LINE OF THE LAND BY 0.64 OF A FOOT TO 0.87 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF COPING ON 2 STORY BRICK FACTORY BUILDING LOCATED MAINLY ON NORTHERLY PORTION OF THE LAND OVER THE NORTHERLY LINE OF THE LAND BY 0.95 OF A FOOT AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

ENCROACHMENT OF WALL OVER THE SOUTHERLY LINE OF THE LAND BY 0.57 OF A FOOT TO 1.0 FEET AS DISCLOSED BY SURVEY NUMBER N112041 DATED JUNE 29, 1987 BY NATIONAL SURVEY SERVICE, INC.

(AFFECTS PARCEL 1 AND LOTS 24 TO 33 OF UNDERLYING LAND OF PARCEL 5)

RIGHTS OF THE METROPOLITAN SANITARY DISTRICT, WHICH RIGHTS EXIST BELOW THE GRADE OF THE LOWEST GRADE OF THE EXISTING IMPROVEMENTS.

TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUDWIG DRUM FACTORY MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1985 AND KNOWN AS TRUST NUMBER 110709, RECORDED NOVEMBER 21, 1989 AS DOCUMENT 89554799, RELATING TO THE RIGHT TO ADD ADDITIONAL PROPERTY, EASEMENTS, RIGHT AND USES, USE OF COMMON AREAS, ADMINISTRATION, ASSESSMENTS, INSURANCE AND RESTORATION AND GENERAL PROVISIONS.

PROVISION CONTAINED IN ARTICLE VI OF DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUDWIG DRUM FACTORY, RECORDED NOVEMBER 21, 1989 AS DOCUMENT 89554799, RELATING TO GENERAL ASSESSMENTS AND SPECIAL ASSESSMENTS LEVIED BY THE BOARD OF DIRECTORS OF THE LUDWIG DRUM FACTORY OWNERS ASSOCIATION.

(A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 21, 1989 AS DOCUMENT NUMBER 89554800, AS AMENDED FROM TIME TO TIME; AND

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(B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

GRANT OF EASEMENT MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1985 AND KNOWN AS TRUST NUMBER 110709 TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, ITS SUCCESSORS AND ASSIGNS GRANTING AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, REMOVE, RELOCATE AND REMOVE FROM TIME TO TIME, POLES, WIRES, CABLES, CONDUIT, MANHOLES, TRANSFORMERS, PEDESTALS AND OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT FROM TIME TO TIME, TO TRIM AND REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED, INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE LAND MARKED EXHIBIT "A" RECORDED DECEMBER 29, 1989 AS DOCUMENT 89622226.

Prepared by:  
Marjorie C. Howard  
Katz Randall + Twenbergs  
200 N. LaSalle  
Suite 2300  
Chicago, IL 60601

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