

TRUSTEE'S DEED

UNOFFICIAL COPY

94648571

DFP-01 RECORDING

\$25.50

T#0003 TRAM 3233 07/25/94 12:43:00

#5038 EB \*-94-648571

COOK COUNTY RECORDER

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 30TH day of NOVEMBER, 19 93, 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 1ST day of JULY, 19 78, and known as Trust Number 43584

party of the first part, and 50% TO MYRON L. CHOLDEN, TRUSTEE OF THE MYRON L.

CHOLDEN LIVING TRUST DATED 3/23/91 AND 50% TO HARRIETT B. CHOLDEN, TRUSTEE

OF THE HARRIETT B. CHOLDEN LIVING party of the second part.

TRUST DATED 3/23/91, 1720 N. ST. MICHAEL'S CT, CHICAGO, IL

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable

considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE ATTACHED.

Town 7400 Township N. CHgo

14-33-319-040-0000 495 94648571

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to 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, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and 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, as aforesaid, and not personally.



By: E. JOHANNESSEN, VICE PRESIDENT
Attest: B. MICHAEL WILSON, ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS:

THIS INSTRUMENT PREPARED BY

MIKE WANG

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, 33 N. LASALLE CHICAGO, ILLINOIS

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, 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 the 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.

OFFICIAL SEAL

L.M. SOVIENSKI

Given under my hand and Notary Seal, NOTARY PUBLIC, STATE OF ILLINOIS Date 11/30/93 My Commission Expires 06/27/96

Signature of L.M. Soviensi

Notary Public

DEVELOPERY INSTRUCTIONS: NAME MYRON L. CHOLDEN, STREET 1720 N. ST. MICHAEL'S CT, CITY CHICAGO, IL 60614

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

1720 N. ST. MICHAEL'S CT

CHICAGO, IL 60614



RECORDER'S OFFICE BOX NUMBER

Exempt under Real Estate Transfer Tax Act 900.4, Cook County Ord. 93101 Part 4, Date 7-15-94, Sign. Myron L. Cholden

Exempt under provisions of Paragraph 1, Real Estate Transfer Tax Act, Document Number

Stamp: stamp revenue and printing for code 1114

Date

Buyer, Seller or Representative

Handwritten number 2550

# UNOFFICIAL COPY

Legal description of property:

**PARCEL I:**

THAT PART OF A TRACT OF LAND WHICH CONSISTS OF THE FOLLOWING THREE PARCELS OF LAND: A TRACT OF LAND, WHICH INCLUDES PORTIONS OF LOTS TAKEN FOR THE OPENING OF OGDEN AVENUE, DESCRIBED AS FOLLOWS: LOTS 67 THRU 81 AND 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF SAID LOT 102, ALSO EXCEPT THE WEST 8 FEET OF LOTS 67 THRU 74 AND THE WEST 8 FEET OF THE NORTH 20 FEET OF LOT 75, ALSO EXCEPT THE EAST 20 FEET OF LOTS 76 THRU 81 AND THAT PART OF THE EAST 20 FEET OF LOT 75 TOGETHER WITH A TRIANGULAR SHAPED PORTION OF LOT 74 LYING SOUTH IN SOUTHEASTERLY OF A LINE THAT IS 53.46 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED) ALL IN C.J. HULL'S SUBDIVISION OF BLOCK 51 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH  $\frac{1}{2}$  AND THE NORTH  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO, ALL OF THE NORTH-SOUTH 10 FOOT ALLEY LYING EAST OF AND ADJOINING LOTS 96 THRU 102 (EXCEPT THE NORTH 20 FEET OF LOT 102) IN C.J. HULL'S SUBDIVISION OF BLOCK 51 AFORESAID; ALSO THAT PART OF THE WEST 10 FEET OF NORTH ST. MICHAELS CT. LYING SOUTH OF THE SOUTH LINE OF WEST MEMOMONEE ST. EXTENDED EAST AND LYING NORTHERLY OF A LINE THAT IS 53.46 FEET NORTHWESTERLY OF AND PARALLEL TO THE SOUTHEASTERLY LINE OF NORTH OGDEN AVENUE AS OPENED AND EXTENDED; DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF DESCRIBING THIS PARCEL MOST WESTERLY LINE OF SAID TRACT TAKEN AS "NORTH AND SOUTH").

BEGINNING ON THE EASTERLY LINE OF SAID TRACT AT A POINT 69.92 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 41 MINUTES 23 SECONDS WEST 37.29 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 22 SECONDS EAST 39.42 FEET; THENCE SOUTH 89 DEGREES 18 MINUTES 18 SECONDS EAST 37.28 FEET, TO THE EASTERLY LINE OF SAID TRACT; THENCE SOUTH 0 DEGREES 00 MINUTES 28 SECONDS EAST, ALONG SAID EASTERLY LINE, 39.17 FEET TO THE POINT BEGINNING.

**PARCEL II:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I; AS SET FORTH IN THE DECLARATION OF COVENANTS, AND CONDITIONS, RESTRICTIONS AND EASEMENTS BY THE BANK OF RAVENSWOOD, TRUST NO. 2914, RECORDED ON THE 10TH DAY OF JULY 1978 AS DOCUMENT NO. 24525216 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AND FILED FOR RECORD ON THE 10TH DAY OF JULY 1978 AS DOCUMENT NO. 3030031 WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS.

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Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated July 25, 1994

Signature: Margaret Cholden

Grantor or Agent

Subscribed and sworn to before

me by the said Margaret Cholden

this 25th day of July

1994.  
Notary Public Bonnie Lea DeRidder

"OFFICIAL SEAL"  
BONNIE LEA DeRIDDER  
Notary Public, State of Illinois  
My Commission Expires Dec. 12, 1995

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated July 25, 1994

Signature: Margaret Cholden

Grantee or Agent

Subscribed and sworn to before

me by the said Margaret Cholden

this 25 day of July

1994.  
Notary Public Bonnie Lea DeRidder

"OFFICIAL SEAL"  
BONNIE LEA DeRIDDER  
Notary Public, State of Illinois  
My Commission Expires Dec. 12, 1995

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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