

UNOFFICIAL COPY

TRUSTEE'S DEED

94864490

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 1ST day of AUGUST, 1994, 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 15TH day of APRIL, 1990, and known as Trust Number 25-10710, party of the first part, and METROPOLITAN NEWS HOMEOWNERS ASSOCIATION, A NOT FOR PROFIT ORGANIZATION, 20-J W. 15TH STREET, CHICAGO, ILLINOIS 60605 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN DOLLARS (\$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 LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

* AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS SUCCESSOR TO FIRST CHICAGO TRUST COMPANY OF ILLINOIS

COOK COUNTY RECORDER

DEPT-01 RECORDING 125.50
 TRAN 9276 10/06/94 15:53:00
 2100 KES -9-86490

together with the tenements and appurtenances therunto 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.

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This deed is executed by the party of the first part, its 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 therunto 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, as aforesaid, and not personally.



By [Signature] VICE PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK } SS.

THIS INSTRUMENT PREPARED BY F. H. JOHANSEN

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
 33 N. LA SALLE
 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 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.

Given **OFFICIAL SEAL** Notary Seal,
Ruth Arns Becker
 Notary Public, State of Illinois
 My Commission Expires 5/5/98

Date 8/16/94

[Signature] Notary Public

DELIVERY INSTRUCTIONS
 NAME MARK GROOVER
 STREET 415 N. LA SALLE #603
 CITY CHICAGO, IL 60610
 OR

FOR INFORMATION ONLY
 INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE
1441 S. PLYMOUTH CT.
CHICAGO, IL 60605

RECORDER'S OFFICE BOX NUMBER

This space for affixing riders and revenue stamps
 Exempt Under Real Estate Transfer Tax Act Sec. 4
 Par. 1-2 Cook County Ord. 55194 Pat. E
 Date 10/6/94 Sign [Signature]

Document Number

[Handwritten initials]

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061499

COOK COUNTY CLERK'S OFFICE
100 N. LAUREL ST. CHICAGO, IL 60602
TEL: 312.603.4000 FAX: 312.603.4001
WWW.COOKCOUNTYCLERK.COM

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THAT PART OF BLOCK 9 IN DEARBORN PARK UNIT #2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF THROUGH A POINT THEREIN 62.96 FEET NORTH OF THE SOUTHEAST CORNER THEREOF AND LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE THEREOF THROUGH A POINT THEREIN 376.64 FEET SOUTH OF THE NORTHEAST CORNER THEREOF (EXCEPTING FROM THE ABOVE DESCRIBED PROPERTY THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE THEREOF 70.97 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 08' 18" EAST ALONG THE WEST LINE THEREOF 223.83 FEET; THENCE SOUTH 89 DEGREES 51' 42" EAST 72.0 FEET; THENCE SOUTH 00 DEGREES 08' 18" WEST 223.83 FEET; THENCE NORTH 89 DEGREES 51' 42" WEST 72.0 FEET TO THE POINT OF BEGINNING AND EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID BLOCK 70.47 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH 00 DEGREES 08' 18" EAST ALONG THE EAST LINE THEREOF 223.83 FEET; THENCE NORTH 89 DEGREES 51' 42" WEST 74.0 FEET; THENCE SOUTH 00 DEGREES 08' 18" WEST 223.83 FEET; THENCE SOUTH 89 DEGREES 51' 42" EAST 74.0 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPTING THAT PORTION FALLING WITHIN THE NORTH 389.0 FEET OF BLOCK 9, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR USE AND ENJOYMENT AND INGRESS AND EGRESS FOR THE BENEFIT OF AFORESAID DWELLING(S) OVER, UPON, AND ACROSS THE COMMON AREA AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS FOR DEARBORN PARK II - METROPOLITAN MEWS ST. MARK'S SQUARE RECORDED MARCH 1, 1991 AS DOCUMENT 91095289, AS AMENDED.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR 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 AFOREMENTIONED DECLARATION, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN AND THE RIGHT TO GRANT OR CLARIFY AN EASEMENT TO THE CITY OF CHICAGO FOR USE OF THE EXISTING SUBWAY TUBE UNDER THE LAND.

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

COMMONLY KNOWN AS: 1441 S. Plymouth Court, Chicago, Illinois 60605

PERMANENT INDEX NO.: 17-21-211-167-0000

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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 9/20, 1994 Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____ this 20 day of September, 1994.

Notary Public _____



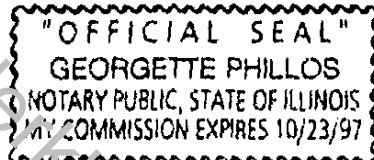
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 9/20, 1994 Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____ this 20 day of September, 1994.

Notary Public _____



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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