

Individual

The above space for recorders use only

THIS INDENTURE, made this 1st day of XXXXXX September, 19 94, between AMALGAMATED TRUST & SAVINGS BANK, a corporation duly organized and existing under the laws of the State of Illinois, 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 Illinois banking corporation in pursuance of a certain Trust Agreement, dated the 5th day of November, 1969, and known as Trust Number 2142, party of the first part, and LINCOLN VILLAGE INVESTMENTS LIMITED PARTNERSHIP, an Illinois Limited Partnership-----

of 150 N. Wacker Drive, Chicago, IL 60606-----, party of the second part.

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 grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF:

94881334

DEPT-01 RECORDING \$27.50
T#0011 TRAN 4141 10/13/94 16:05:00
#8812 + RV *--94 881334
COOK COUNTY RECORDER

SUBJECT TO: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF:

Street Address: 6100 N. Lincoln Avenue, Chicago, IL 60659

Permanent Index Number: 13-02-220-027, 13-02-220-028

together with the tenements and appurtenances thereto 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 thereto enabling. This deed is made subject to the liens of all trust deeds, mortgages or other liens or encumbrances 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 hereunto 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.

Vice President

INSTRUMENT PREPARED BY:

AMALGAMATED TRUST & SAVINGS BANK as Trustee, as aforesaid, and not personally.

J. DiCoscia
AMALGAMATED BANK
One West Monroe
Chicago, IL 60603

By

Attest

Edward C. Novak
SENIOR ASSISTANT VICE PRESIDENT
VICE PRESIDENT ASSISTANT SECRETARY

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice-President and Assistant Secretary of the AMALGAMATED TRUST & SAVINGS BANK, an Illinois Banking Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Assistant 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 acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as his own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
Joan M. DiCoscia
Notary Public, State of Illinois
My Commission Expires 7/13/98

Given under my hand and Notarial Seal this 6th day of October, 1994

Joan M. DiCoscia
Notary Public

My commission expires 7-13-98

DELIVERY INSTRUMENT
NAME Suzanne Bosselle-Smith
STREET Shefsky & Fraeulich
CITY 444 N. Michigan 24th floor
Chicago, IL 60611

Please return to: Jim Shaw
Ticor Title Insurance
203 N. LaSalle, Suite 1400
Chicago, IL 60601
Re: 144-2558-14

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

6100 N. Lincoln Avenue
Chicago, IL 60659

2750
2

94882834

STATE OF ILLINOIS
REAL ESTATE TRANSACTIONS TAX
DEPT OF REVENUE
999.00

STATE OF ILLINOIS
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Y.A.
59,899.00

Cook County
REAL ESTATE TRANSACTIONS TAX
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Office of Cook County

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EXHIBIT "A"

That part of the North East Fractional 1/4 of Section 02, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

Beginning at the intersection of the West line of the right of way of the Sanitary District of Chicago and the center line of Lincoln Avenue as formerly located, thence Northwesterly along the center line of Lincoln Avenue as formerly located 1200 feet; thence Northeasterly on a line at right angles to said center line of Lincoln Avenue, 188.8 feet; thence East 679.5 feet to said West line of the right of way of the Sanitary District of Chicago, thence Southerly along the West line of said right of way 918.73 feet to the point of beginning (except that part lying Southwesterly of a line 83 feet Northwesterly of and parallel to the Southerly or Southwesterly line of Lincoln Avenue as formerly located) and excepting that part of the premises in question described as follows:

That part of the North East 1/4 of Section 02, Township 40 North, Range 13 East of the Third Principal Meridian described as follows:

Commencing at the intersection of the center line of Lincoln Avenue and the center line of Kimball Avenue extended North, thence Northwesterly 20.90 feet along the center line of Lincoln Avenue to a point; thence Northeasterly 50 feet along a line forming an angle of 90 Degrees with the last described course, to a point on the Northeasterly right of way line of Lincoln Avenue, which is the point of beginning, beginning at aforesaid described point, thence Northeasterly 118.80 feet, along a line forming an angle of 90 Degrees with the Northeasterly right of way line of Lincoln Avenue to a point; thence Easterly 93.56 feet along a line forming an angle of 49 Degrees 18 Minutes to the right with a prolongation of said last described course to a point; thence Southwesterly 179.85 feet along a line forming an angle of 130 Degrees 44 Minutes to the right with a prolongation of said last described course to a point on the Northeasterly right of way line of Lincoln Avenue; thence Northwesterly 70.90 feet along the Northeasterly right of way line of Lincoln Avenue to the point of beginning, as condemned for Kimball Avenue on petition of the City of Chicago filed July 6, 1933, Case B-271453 Circuit Court of Cook County, Illinois.

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EXHIBIT ~~B~~

1. General Taxes for the years 1991 and subsequent.
2. Preamble, Constitution and By-Laws of the Lincoln Village Businessmen Association.
3. An easement for the purposes stated herein.
In favor of: Commonwealth Edison Company, its grantees, licensees, lessees, and assigns
For: Transmission of electric energy and incidental purposes
Recorded: September 19, 1952
Document: 15,440,169
4. An easement for the purposes stated herein.
In favor of: Owner of parcel adjoining and North of the land
For: Pedestrian and vehicular ingress and egress
Recorded: January 10, 1985
Document: 27,402,551
5. An easement for the purposes stated herein.
In favor of: Commonwealth Edison Company
For: Transmission of electric energy and incidental purposes
Recorded: July 27, 1970
Document: 21,220,532
6. Rights of the adjoining owners to the concurrent use of said easement described under Number 4 above.
7. Rights of American National Bank and Trust Company, Trust No. 24542 and of Plitt Theatres, Inc., formerly Cineplex Odeon Illinois Corporation, under a certain lease dated February 10, 1967 and unrecorded, and a certain sub-lease dated June 11, 1981, a memorandum of which was recorded September 3, 1987 as Document 87,485,418.
8. Rights of way for drainage ditches, tiles, feeders and laterals, if any.
9. Terms, provisions, limitations and conditions contained in the Lease dated August 15, 1985 between the Metropolitan Sanitary District of Greater Chicago and Lincoln Village Associates, an Illinois limited partnership.
10. Terms, provisions, limitations and conditions contained in the Lease of Ground and Improvements dated March 18, 1988 between Amalgamated Trust & Savings Bank, not personally but solely as Trustee under Trust Agreement dated November 5, 1969 and known as Trust No. 2142 and Lincoln Village Investments Limited Partnership, an Illinois limited partnership.
11. Existing leases and tenancies.
12. Agreement, dated August 24, 1984, between LaSalle National Bank, as Trustee under Trust No. 107306, Harvey W. Server, Amalgamated Trust and Savings Bank, as Trustee under Trust No. 2142 and Lincoln Village Associates recorded March 23, 1988 as document No. 88-119667.
13. Rights of the City of Chicago and adjoining owners in and to certain water lines on the land, as disclosed on water service plats, Book 98, Pages 94 and 95 of the City of Chicago, Department of Water.
14. 15 foot by 15 foot concrete sewer within Parcel 3, and the rights of the Metropolitan Sanitary District of Greater Chicago, the City of Chicago, adjoining owners and the public therein, as disclosed by Plat Book WEST 5, Page 8 of the Department of Sewer of the City of Chicago.

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15. Rights of adjoining owners to the North of Parcel 1, the City of Chicago and the public in and to sewer line systems located on the land, as disclosed by said Plat Book WEST-5, Page 8.

16. Rights of the Metropolitan Sanitary District and the public in and to the tunnel and connecting facilities relating to the Tunnel and Reservoir Project, if any, which may be located on or under the land.

17. Terms, provisions, limitations and conditions contained in the Sublease dated March 22, 1988 by and among Lincoln Village Associates, an Illinois limited partnership, Lincoln Village Investments Limited Partnership and the Metropolitan Sanitary District of Greater Chicago.

~~18. Pending litigation in Cook County Chancery Court entitled "Eric Salm v. Amalgamated Trust No. 2142 and Tomasz/Shidler Investment Corporation."~~

19. Encroachments disclosed by survey dated October 6, 1994, and prepared by Chicago Guaranty Survey Company.

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