



TRUSTEE'S DEED **UNOFFICIAL COPY**

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THE ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE, made this 31st day of October, 1994, between CHICAGO TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 2nd day of March, 1984, and known as Trust Number 1084719 party of the first part, and HALLMARK PARTNERS, L.P.,

party of the second part. WITNESSETH, That said party of the first part, in consideration of the sum of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in County, Illinois, to-wit:

DEPT-01 RECORDING \$27.00
T#0011 TRAN 4473 11/03/94 15:45:00
#4210 # RV # -94-937835
COOK COUNTY RECORDER

See Exhibit "A" attached hereto and made a part hereof by incorporation and reference for legal description

See Exhibit "B" attached hereto for Permitted Exceptions

together with the tenements and appurtenances thereunto or on the same, 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.

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE NOV 2 1994 \$10.00

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and attested by its Assistant Secretary, this day and year first above written.

CHICAGO TITLE AND TRUST COMPANY As Trustee as aforesaid,

By *[Signature]* Assistant Vice-President

Attest *Carlynn Camporeale* Assistant Secretary



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Assistant Vice President and Assistant Secretary of the CHICAGO TITLE AND TRUST COMPANY, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument 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 act and as the free and voluntary act of said Company 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 Company, caused the corporate seal of said Company 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 Company for the uses and purposes therein set forth.

"OFFICIAL SEAL" Elaine Jones Notary Public, State of Illinois My Commission Expires 4/8/99

Elaine Jones Notary Public

OCT 31 1994

NAME
D E L I V E R Y
STR: Please return to: Jim Shaw
Ticor Title Insurance BOX 15
CIT: 203 N. LaSalle, Suite 1400
Chicago, IL 60601
Re: NTS 104-22139-14

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

2960 N. Lake Shore Drive Chicago, IL 60657

THIS INSTRUMENT WAS PREPARED BY:

Melanie M. Hinds 171 North Clark Street Chicago, Illinois 60601-3294

270000

This space for affixing riders and revenue stamps

A. Hernandez, S.H.#10
10/31/94

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"OFFICIAL SEAL"
Elaine Jones
Notary Public, State of Illinois
My Commission Expires 4/8/08

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

The North 50 feet of the South 105 feet of the East 180 feet of that part of Lot 8 lying West of the West boundary line of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois entered October 31, 1904, in Case General Number 256886, all in County Clerk's Division of Lots 2, 3 and 4 and of the South 33 feet of Lot 1 in the Assessor's Division of Lots 1 and 2 in the City of Chicago Subdivision of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, meaning and intending to describe a tract of land bounded as follows:

Beginning on the West boundary line of Lincoln Park established as aforesaid, at a point 55 feet North of the North line of Oakdale Avenue; thence North 50 feet; thence West 180 feet; thence South 50 feet; thence East 180 feet to the point beginning in Cook County, Illinois, exclusive of any improvements thereto owned by any or all of The First National Bank of Chicago, as Trustee of the Living Environments for an Aging America Fund, K/2960 Limited Partnership, Kemper Investors Life Insurance Company ("KILICO"), any affiliate of KILICO, Hallmark Partners, L.P., The Prime Group, Inc., or anyone claiming by, through or under any of the foregoing entities.

PARCEL 2:

That part of Lot 2 in Assessor's Division of Lots 1 and 2 in the City of Chicago Subdivision of the East Fractional Half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian described as follows:

Beginning at a point on the West boundary line of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois entered October 31, 1904 in Case 256886, said point of beginning being 80 feet due South from the South line of Wellington Street extended East; thence running West 200 feet along a line at all points 80 feet due South from the South line of Wellington Street extended East; running thence Southerly on a line at all points 200 feet West of said West boundary line of Lincoln Park to a point on the North line of the alley as dedicated by instrument recorded in the Recorder's Office of Cook County Illinois on March 16, 1915 as Document Number 5594071; running thence East on the North line of said alley to a point 180 feet West of said West boundary line of Lincoln Park; running thence Southerly on the East line of said alley to a point 105 feet North of the North line of Oakdale Avenue, said point being on the North line of the premises as conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr. by deed dated November 16, 1917 and recorded in the Recorder's Office of Cook County, Illinois as Document Number 6231480; running thence East on a line parallel with the North line of Oakdale Avenue and being the North line of the premises so conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr., 180 feet to said West boundary line of Lincoln Park and running thence North along said West boundary line of Lincoln Park to the place of beginning, in Cook County, Illinois, exclusive of any improvements thereto owned by any or all of The First National Bank of Chicago, as Trustee of the Living Environments for an Aging America Fund, K/2960 Limited Partnership, Kemper Investors Life Insurance Company ("KILICO"), any affiliate of KILICO, Hallmark Partners, L.P., The Prime Group, Inc., or anyone claiming by, through or under any of the foregoing entities.

PARCEL 3:

That part of Lots 2 and 3 in the Assessor's Division of Lots 1 and 2 in a subdivision by the City of Chicago of the East Fractional Half of Section 28, Township 40 North, Range 14 East, of the Third Principal Meridian and of the accretions East of and adjoining said premises described as follows:

Commencing at a point in the West boundary line of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois entered October 31, 1904 in Case 256886, where said boundary line is intersected by the North line of Oakdale Avenue thence North along said boundary line 55 feet; thence West along a line parallel with the North line of said Oakdale Avenue 180 feet; thence South parallel with the boundary line of Lincoln Park as established in case 256886, 55 feet to the North line of said Oakdale Avenue; thence East along the North line of said Oakdale Avenue 180 feet to the point beginning in Cook County, Illinois, exclusive of any improvements thereto owned by any or all of The First National Bank of Chicago, as Trustee of the Living Environments for an Aging America Fund, K/2960 Limited Partnership, Kemper Investors Life Insurance Company ("KILICO"), any affiliate of KILICO, Hallmark Partners, L.P., The Prime Group, Inc., or anyone claiming by, through or under any of the foregoing entities.

Common Address: 2960 North Lake Shore Drive
Chicago, Illinois 60657

Permanent Index Numbers: 14-28-203-015 Volume: 486
14-28-203-016
14-28-203-017

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 1987 and subsequent years, not yet due and payable.
2. Covenants, conditions and restrictions contained in Agreement recorded June 22, 1912 as Document No. 4992574, and recorded in counterpart on February 23, 1929 as Document No. 10291613.
3. Covenants, conditions and restrictions contained in Agreement recorded March 3, 1927 as Document No. 9566686, and recorded in counterpart on February 9, 1927 as Document Nos. 9546753 and 9546754, and recorded in counterpart on February 21, 1927 as Document Nos. 9553861 and 9553862.
4. That certain Ground Lease dated as of April 12, 1988, as subsequently amended and assigned.
5. Any other matters created or caused by, through or under any of The First National Bank of Chicago, as Trustee of the Living Environments for an Aging America Fund, K/2960 Limited Partnership, Kemper Investors Life Insurance Company ("KILICO"), any affiliate of KILICO, Hallmark Partners, L.P., or anyone claiming by, through or under any of the foregoing entities.
6. The following exceptions listed in the special exceptions section of Schedule B of the title commitment: 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25, 27, 28 and

(of Item 3) J72

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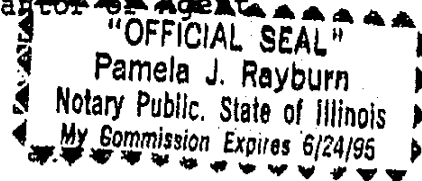
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STATEMENT BY GRANTOR AND GRANTEE .

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 11-1, 1994 Signature: [Signature]
Grantor or Agent

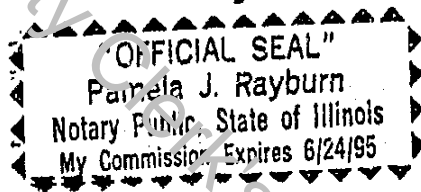
Subscribed and sworn to before me by the said James F. Shaw this 1ST day of November, 1994.
Notary Public [Signature]



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 11-1, 1994 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said James F. Shaw this 1ST day of November, 1994.
Notary Public [Signature]



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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NOTARY PUBLIC
STATE OF ILLINOIS
My Comm. Expires 01/01/2010
Patricia J. [unclear]
[unclear]

NOTARY PUBLIC
STATE OF ILLINOIS
My Comm. Expires 01/01/2010
Patricia J. [unclear]
[unclear]

2-13-09

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