

TRUST TO TRUST
UNOFFICIAL COPY 44069549

This Indenture, made this 18th day of January A D 19 94 between LaSalle National Trust, N.A./a national banking association, Chicago, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 25th day of October, 1973, and known as Trust Number 10-28502-09 (the "Trustee"), and AMERICAN NATIONAL BANK AND TRUST COMPANY, as Trustee under a Trust Agreement dated November 9, 1993, and known as Trust No. 11764206 (the "Grantee(s)").

(Address of Grantee(s)) 33 North LaSalle Street
Chicago, Illinois 60602

27 Bank

Witnesseth, that the Trustee, in consideration of the sum of TEN and 00/100 Dollars (\$ 10.00)

and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2309 S. Keeler, Chicago, IL
Permanent Index Number: 16-27-210-004

EXEMPT UNDER PROVISIONS OF NATIONAL
S ~~3 (E)~~, SEC. 200.1-2 (B-G) OR PARAG-
RAPHS 3 (L), SEC. 200.1-1 (B) OF THE
CHICAGO TRANSFEROR TAX ADMINISTRATION.
A. N. Harpell, Sr. / J. R. Byer
Date 1/18/94 Seller or Representative

together with the tenements and appurtenances thereunto belonging

SUBJECT TO: SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON THE REVERSE SIDE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

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 affecting the said real estate or any interest therein given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee 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, the day and year first above written.

Attest: LaSalle National Trust, N.A., Successor Trustee to
LaSalle National Trust, Successor Trustee

LaSalle National Trust, N.A. /**
as Trustee as aforesaid.

Nancy A. Stack
Assistant Secretary

By [Signature]
Assistant Vice President
Senior

This instrument was prepared by:

Joseph W. Lang/vh

LaSalle National Trust, N.A.
Real Estate Trust Department
135 South LaSalle Street
Chicago, Illinois 60603-4192

SR D2 7480369

STATE OF ILLINOIS
REGISTRAR TRANSFER TAX
DEPT. OF REVENUE
\$ 120.00

Cook County
REAL ESTATE TRANSACTION TAX
\$ 60.00
REVENUE STAMP
JAN 21 1994

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94-28800

UNOFFICIAL COPY

COOK COUNTY ILLINOIS
FILED FOR RECORD

State of Illinois
County of Cook

ss

94 JAN 21 AM 10:41

94069549

Vicki Howe

a Notary Public in and for said County.

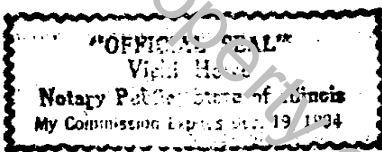
in the State aforesaid. Do Hereby Certify that Joseph W. Lang

Senior Vice President of LaSalle National Trust, N.A. and Nancy A. Stack

Assistant Secretary thereof, 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 said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument as his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18th day of January A.D. 1994

Vicki Howe
Notary Public



To have and to hold the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as deemed to contract to sell, to grant options to purchase, to sell on any terms, to convey, either with or without consideration, to convey said premises 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, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, 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 premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person coming 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, mortgage 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 conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor of successors in trust, that such successor or successors in trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands 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 cases made and provided.

LaSalle National Trust, N.A.

Trustee
To

LaSalle National Trust, N.A.
135 South LaSalle Street
Chicago, Illinois 60603-4192

94069549

RETURN TO:
ALAN H. GARFIELD
211 N. WACKER DR
15TH FLR
CHGO, IL 60606

BOX 333

TRUSTEE'S DEED

Address of Property

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STREET ADDRESS: 2309 S. KEELER
CITY: CHICAGO
TAX NUMBER: 16-27-210-004-0000

COUNTY: COOK 94069549

LEGAL DESCRIPTION:

PARCEL 1:

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING EAST OF THE EAST LINE OF SOUTH KEELER AVENUE; LYING SOUTHERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE; AND LYING NORTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED COURSES, TO-WIT:

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND A LINE 205 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 72.50 FEET TO A POINT OF CURVE OF A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 39.25 FEET TO A POINT OF REVERSE CURVE OF A CURVED LINE, CONVEX NORTHEASTELY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY ON A LINE 233 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 212.84 FEET TO ITS INTERSECTION WITH A LINE DRAWN AT RIGHT ANGLES THROUGH A POINT ON THE EAST LINE OF SOUTH KEELER AVENUE AT A POINT 264.98 FEET SOUTH OF (AS MEASURED ALONG SAID EAST LINE) THE SOUTHERLY LINE OF OGDEN AVENUE; THENCE WEST ALONG SAID RIGHT ANGLES LINE 227.02 FEET; THENCE SOUTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE WEST AT RIGHT ANGLES 5.28 FEET; THENCE NORTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE WEST AT RIGHT ANGLES 0.70 OF A FOOT TO THE EAST LINE OF SOUTH KEELER AVENUE; IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR AIR AND LIGHT OVER THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH KEELER AVENUE; LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY OF THE BURLINGTON NORTHERN, INC., (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY), BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THAT EAST LINE OF SOUTH KEELER AVENUE 264.98 FEET SOUTH OF (AS MEASURED ALONG SAID LINE) THE SOUTHERLY LINE OF OGDEN AVENUE; THENCE EAST AT RIGHT ANGLES 0.70 OF A FOOT; THENCE SOUTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE EAST AT RIGHT ANGLES 5.28 FEET; THENCE NORTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE EAST AT RIGHT ANGLES 182.86 FEET; THENCE SOUTH AT RIGHT ANGLES 7 FEET; THENCE WEST AT RIGHT ANGLES 188.84 FEET AND TO THE SAID EAST LINE OF SOUTH KEELER AVENUE; THENCE NORTH ALONG SAID EAST LINE OF SOUTH KEELER AVENUE 7 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, ASSOCIATED BY GRANT OF EASEMENT DATED MARCH 20, 1981 AND RECORDED APRIL 14, 1981 AS DOCUMENT NUMBER 25837576, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR MAINTENANCE OF UTILITIES OVER, UNDER AND UPON THAT PART OF THAT EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH KEELER AVENUE; LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN, INC., (FORMERLY CHICAGO, BURLINGTON AND QUINCY RAILROAD COMPANY) BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SOUTH KEELER AVENUE 264.98 FEET SOUTH OF (AS MEASURED ALONG SAID LINE) THE SOUTHERLY LINE OF OGDEN AVENUE; THENCE EAST AT RIGHT ANGLES 0.70 OF A FOOT; THENCE SOUTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE EAST AT RIGHT ANGLES 5.28 FEET; THENCE NORTH AT RIGHT ANGLES 0.75 OF A FOOT; THENCE EAST AT RIGHT ANGLES 182.86 FEET TO THE POINT OF BEGINNING; THENCE SOUTH AT RIGHT ANGLES 26 FEET;

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COOK COUNTY CLERK
JANUARY 10 1994

Property of Cook County Clerk's Office

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9 4 0 6 9 4 9
THENCE EAST AT RIGHT ANGLES 25 FEET; THENCE NORTH AT RIGHT ANGLES 26 FEET; THENCE WEST AT RIGHT ANGLES 25 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT OF EASEMENT DATED MARCH 20, 1981 AND RECORDED APRIL 14, 1981 AS DOCUMENT NUMBER 25837576, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 ONLY FOR BOILER ROOM PURPOSES OVER AND UPON THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF SOUTH KEELER AVENUE; LYING SOUTHERLY OF THE SOUTHERLY LINE OF OGDEN AVENUE, DESCRIBED AS FOLLOWS: **94069549**

COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTHERLY LINE OF OGDEN AVENUE AND A LINE 205 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 72.50 FEET TO A POINT OF CURVE OF A CURVED LINE, CONVEX SOUTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 39.25 FEET TO A POINT OF REVERSE CURVE OF A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 52.50 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE AND ARC DISTANCE OF 39.25 FEET TO A POINT OF TANGENCY ON A LINE 233 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID PARALLEL LINE 85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG SAID PARALLEL LINE 65 FEET; THENCE EAST AT RIGHT ANGLES 33 FEET; THENCE NORTH AT RIGHT ANGLES 65 FEET; THENCE WEST AT RIGHT ANGLES 33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, AS CREATED BY GRANT OF EASEMENT DATED MARCH 30, 1981 AND RECORDED AS DOCUMENT NUMBER 25837577, AND AS AMENDED BY CORRECTIVE GRANT DATED DECEMBER 8, 1981 AND RECORDED DECEMBER 23, 1981 AS DOCUMENT 26092370, IN COOK COUNTY, ILLINOIS.

Subject to:

94069549
General real estate taxes for the year 1993 and subsequent years, railroad right of way, switch and spur tracks, rights of the public, the State of Illinois, and the Municipality in and to that part of the land taken or used for Kedvale and Ogden Avenues, and for road purposes; railroad right of way easements, agreement, and rights of the adjoining owner to the concurrent use of the easements, notices from City of Chicago Department of Buildings.

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PLAT ACT AFFIDAVIT 94069549

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

MARTIN F. HAUSELMAN, being duly sworn on oath, states that
he resides at CHICAGO, ILLINOIS. That the
attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

94069549

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

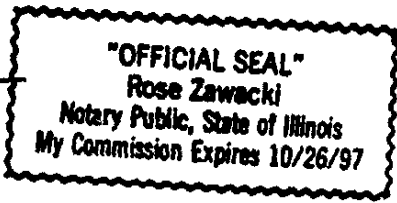
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

MARTIN F. HAUSELMAN
Martin Hausel

SUBSCRIBED and SWORN to before me

this 19th day of JAN, 1994.

Rose Zawacki
Notary Public



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Property of Cook County Clerk's Office

04282046

My Commission Expires 10/26/17
Notary Public, State of Illinois
Rose Zawacki
"OFFICIAL SEAL"