

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS INDENTURE, made this **24TH**  
day of **APRIL** 1995

between **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, a National Banking Association, 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 Bank in pursuance of a certain Trust Agreement, dated the **7TH DAY OF MARCH, 1979**, known as Trust Number **45977** party of the first part and **WORLD'S FINEST CHOCOLATE, INC. A DELAWARE CORPORATION**, **4801 S LAWDALE, CHICAGO IL 60632**

DEPT-01 RECORDING \$35.00  
T45555 TRAN 0180 05/18/95 16102100  
45498 JJ \*--95--328408  
COOK COUNTY RECORDER

95328408

(Reserved for Recorder's Use Only)

party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of **TEN DOLLARS AND NO CENTS** \$10.00 Dollars and other good and valuable consideration in hand paid, does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described real estate, situated in **COOK** County, Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 5007 S LAWDALE, CHICAGO IL

Property Index Number 19-11-120-013 19-11-120-014; 19-11-120-016; 19-11-120-018 and 19-11-120-019 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 hereunto 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 officers, the day and year first above written.



**AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO** as Trustee, as aforesaid, and not personally.

By *Peter Johansen*  
**PETER JOHANSEN, SECOND VICE PRESIDENT**

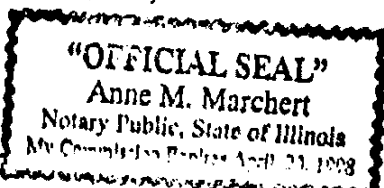
95328408

STATE OF ILLINOIS )  
COUNTY OF COOK )

) I, **ANNE M MARCHERT**  
) said County, in the State aforesaid, do hereby certify  
**PETER JOHANSEN**

, a Notary Public in and for

Chicago personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said association signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.  
GIVEN under my hand and seal this **3RD** day of **MAY** 1995



*Anne M Marchert*  
NOTARY PUBLIC

**PETER JOHANSEN**

Prepared By: American National Bank & Trust Company of Chicago  
MAIL TO: **Box 15 N24-22835-14 NHL 316191**

*Handwritten initials/signature*

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## EXHIBIT A - LEGAL DESCRIPTION

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF THE EAST 116.00 FEET OF SAID SOUTH 1/2 WITH THE SOUTH LINE OF SAID SOUTH 1/2; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 116.0 FEET, A DISTANCE OF 1,185.73 FEET TO A POINT WHICH IS 18 FEET SOUTHEASTERLY, BY RADIAL MEASUREMENT, OF THE CENTER LINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 73 DEGREES, 40 MINUTES, 30 SECONDS FROM SOUTH TO SOUTHWEST WITH THE LAST DESCRIBED LINE, A DISTANCE OF 311.12 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 636.80 FEET, SAID CURVED LINE BEING THE NORTHWESTERLY LINE OF A 66 FOOT WIDE STRIP OF LAND CONVEYED TO THE TERMINAL RAILROAD COMPANY, DESCRIBED IN DOCUMENT 2471256, RECORDED DECEMBER 4, 1896, AND IN OTHER DEEDS, SAID POINT OF INTERSECTION BEING 18 FEET SOUTHEASTERLY, BY RADIAL MEASUREMENT, OF THE CENTER LINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE, AN ARC DISTANCE OF 290.41 FEET, THE CHORD OF SAID CURVED LINE BEING 287.90 FEET AND FORMS AN ANGLE OF 134 DEGREES, 51 MINUTES FROM NORTHEAST TO SOUTH TO SOUTHWEST WITH THE LAST DESCRIBED LINE; THENCE WEST ALONG A LINE DRAWN FROM SAID POINT TO A POINT IN THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 WHICH IS 844.62 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 116.90 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 844.62 FEET TO THE AFORESAID SOUTHWEST CORNER; THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 552.30 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THE WEST 33 FEET THEREOF TAKEN FOR SOUTH LAWNDALE AVENUE AND ALSO EXCEPTING THE SOUTH 33 FEET THEREOF TAKEN FOR WEST 51ST STREET, ALL IN COOK COUNTY, ILLINOIS

ALSO EXCEPTING THE FOLLOWING:

THAT PART OF THE SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 116 FEET OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 AT A POINT WHICH IS 203.59 FEET NORTH OF THE NORTH LINE OF THE SOUTH 784.38 FEET OF SAID SOUTH 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 116 FEET, HAVING A BEARING OF NORTH 01 DEGREES, 38 MINUTES, 23 SECONDS WEST (ASSUMED), A DISTANCE OF 176.64 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID EAST 116 FEET A DISTANCE OF 21.03 FEET TO A POINT WHICH IS 18 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT OF THE CENTER LINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE WHICH FORMS AN ANGLE OF 73 DEGREES, 40 MINUTES, 30 SECONDS FROM SOUTH TO SOUTHWEST WITH THE LAST DESCRIBED LINE A DISTANCE OF 311.12 FEET TO THE INTERSECTION OF SAID LINE WITH A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 636.80 FEET, SAID CURVE BEING THE NORTHWESTERLY LINE OF A 66 FOOT WIDE STRIP CONVEYED TO THE TERMINAL RAILROAD

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Handwritten signatures and stamps are present across the page, including a date stamp: MAY 18 1956.

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COMPANY DESCRIBED IN DOCUMENT NO. 2471256 RECORDED DECEMBER 4, 1896, AND IN OTHER DEEDS, SAID POINT OF INTERSECTION BEING 18 FEET SOUTHEASTERLY BY RADIAL MEASUREMENT OF THE CENTER LINE OF THE EAST BOUND MAIN TRACK OF THE INDIANA HARBOR BELT RAILROAD; THENCE SOUTHWESTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 84.29 FEET TO ITS INTERSECTION WITH A CURVED LINE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 1,027.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVED LINE AN ARC DISTANCE OF 368.47 FEET TO A POINT OF TANGENCY, THE CHORD OF SAID CURVED LINE BEING 366.94 FEET AND HAS A BEARING OF NORTH 67 DEGREES, 26 MINUTES, 41 SECONDS EAST; THENCE NORTH 76 DEGREES, 18 MINUTES, 34 SECONDS EAST ALONG SAID TANGENT LINE A DISTANCE OF 7.07 FEET TO THE POINT OF BEGINNING.

Permanent Index Number: 19-11-120-013  
19-11-120-014  
19-11-120-016  
19-11-120-018  
19-11-120-019

Volume: 385

STATE OF ILLINOIS  
DEPT. OF REVENUE  
930.00

STATE OF ILLINOIS  
DEPT. OF REVENUE  
925.00

COOK COUNTY  
DEPT. OF REVENUE  
912.50

CITY OF CHICAGO  
DEPT. OF REVENUE  
939.00

CITY OF CHICAGO  
DEPT. OF REVENUE  
989.00

CITY OF CHICAGO  
DEPT. OF REVENUE  
989.00

CITY OF CHICAGO  
DEPT. OF REVENUE  
989.00

CITY OF CHICAGO  
DEPT. OF REVENUE  
989.00

Ticor Title I

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## AFFIDAVIT - PLAT ACT

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

Marvin Lebovitz ("Affiant"), the Managing Partner of 3636 Building Partnership, an Illinois general partnership, being duly sworn on oath, states that the attached deed is not in violation of Section 208/0.01 et seq. of Chapter 765 of the Illinois Compiled Statutes because the sale or exchange is of an entire tract of land not being a part of a larger tract of land.

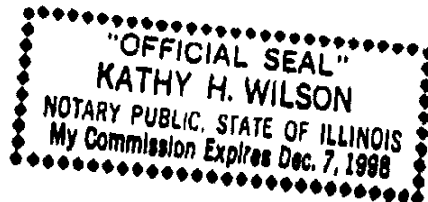
AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Marvin Lebovitz

SUBSCRIBED and SWORN to before me this 26th day of April, 1995.

Kathy H. Wilson  
Notary Public

My Commission expires: 12/7/98



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## MAPPING SYSTEM

Change of Information

**Scannable document - read the following rules**

1. Changes must be kept within the space limitations shown.
2. Do Not use parentheses.
3. Print in CAPITAL letters with black pen only.
4. Do Not Xerox form.
5. Allow only one space between names, numbers, and addresses.

**SPECIAL NOTE:**

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property Index numbers (PINs) must be included on every form.

PIN NUMBER: 19 - 11 - 120 - 013 -

NAME/TRUST#: WORLD'S FINEST CHOCOLATE

MAILING ADDRESS: 4801 S LAWNDALE

CITY: CHICAGO STATE: IL

ZIP CODE: 60632 -

PROPERTY ADDRESS: 5007 S LAWNDALE

CITY: CHICAGO STATE: IL

ZIP CODE: 60632 -

FILED: MAY 18 1995

*DWS*  
INITIALS



60217

## MAPPING SYSTEM

Change of Information

COOK COUNTY TREASURER

**Scannable document - read the following rules**

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- Property Index numbers (PINs) must be included on every form.

PIN NUMBER: 19 - 11 - 120 - 014 -

NAME/TRUST#: WORLD'S FINEST CHOCOLATE

MAILING ADDRESS: 4801 S LAWNDALE

CITY: CHICAGO STATE: IL

ZIP CODE: 60632 -

PROPERTY ADDRESS: 5007 S LAWNDALE

CITY: CHICAGO STATE: IL

ZIP CODE: 60632 -

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## MAPPING SYSTEM

### Change of Information

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PIN NUMBER:

19 - 11 - 120 - 016 -

NAME/TRUST#:

WORLD'S FINEST CHOCOLATE

MAILING ADDRESS:

4301 S LAWNDALE

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60632 -

PROPERTY ADDRESS:

5007 S LAWNDALE

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60632 -

FILED: MAR 18 1995

*SW*  
Treasurer

COOK COUNTY TREASURER



60217

## MAPPING SYSTEM

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5. Allow only one space between names, numbers, and addresses...

- If a TRUST number is involved, it must be put with the NAME, leave one space between the name and number.
- If you don't have enough room for your full name, just your last name will be adequate.
- Property index numbers (PINs) must be included on every form.

PIN NUMBER:

19 - 11 - 120 - 018 -

NAME/TRUST#:

WORLD'S FINEST CHOCOLATE

MAILING ADDRESS:

4301 S LAWNDALE

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60632 -

PROPERTY ADDRESS:

5007 S LAWNDALE

CITY:

CHICAGO

STATE:

IL

ZIP CODE:

60632 -

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## MAPPING SYSTEM

Change of information

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- If you don't have enough room for your full name, just your last name will be adequate
- Property Index Numbers (PINs) must be included on every form

PIN NUMBER:	19 - 111 - 120 - 0191 -				
NAME/TRUST#:	WORLD'S FINEST CHOCOLATE				
MAILING ADDRESS:	4501 S LAWNDALE				
CITY:	CHICAGO			STATE:	IL
ZIP CODE:	60632 -				
PROPERTY ADDRESS:	5007 S LAWNDALE				
CITY:	CHICAGO			STATE:	IL
ZIP CODE:	60632 -				

FILED: MAY 18 1995

*SW*  
INITIALS

COOK COUNTY TREASURER

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