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TRUSTEE'S DEED

THIS INDENTURE, dated August 28, 1996 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 December 17, 1971 known as Trust Number LT-0883-MP

DEPT-01 RECORDING 129.50
 T:6666 TRAN 9398 09/20/96 15:07:00
 10599 4 LHM *-96-723108
 COOK COUNTY RECORDER

(Reserved for Recording Use Only)

party of the first part, and Charles L. Koenen

of c/o Ross A. Miller, 2045 South Arlington Heights Rd., Suite 118, Arlington Heights, IL 60005 party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN (\$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 (see) estate, situated in Cook County, Illinois, to-wit:

**** AN UNDIVIDED ONE-HALF INTEREST IN AND TO THE REAL ESTATE ****
DESCRIBED ON THE ATTACHED RIDER CONSISTING OF THREE PAGES

Commonly Known As 4825 Lawrence Avenue, Chicago, IL 60630

Property Index Number 13-16-207-003-0000 and 13-16-207-007-0000

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 thereunto 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: Annette N. Brusca
 Assistant Vice President

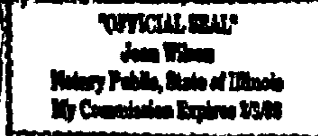
*successor trustee to NBD Bank

STATE OF ILLINOIS
 COUNTY OF COOK

) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
) Annette N. Brusca an officer of American National

Bank and Trust Company of 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.

WEN under my hand and seal, dated August 28, 1996.



Jean Wilson
 NOTARY PUBLIC

Prepared By: American National Bank & Trust Company of Chicago 900 E. Kensington Rd., Arlington Heights, IL 60004

MAIL TO: ROSS A. MILLER
 2045 S. Arlington Heights Rd., Ste. 118
 Arlington Heights, IL 60005

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LEGAL DESCRIPTION HERE ATTACHED TO AND
MAKE A PART OF THIS DEED

PARCEL I

That part of the East half of the North East quarter of the North East quarter of Section 16, Township 40 North, Range 13, east of the Third Principal Meridian described as follows to wit: Beginning at a point in the South line of Lawrence Avenue, distant 50 feet North Easterly measured at right angles from the center line between the two main tracks of the Chicago, Milwaukee and St. Paul and Pacific Railroad Company, as said main tracks are now located and established; thence East along the South line of Lawrence Avenue, 323.51 feet; thence South along a line drawn at right angles from said South line of Lawrence Avenue, 515.0 feet; thence South Westerly along a line forming an angle of 69 degrees 47 minutes 30 seconds with an extension of said last described course, a distance of 125.79 feet more or less to a point distant 50 feet North Easterly measured at right angles from said Railway center line; thence North Westerly parallel with said Railway center line 594.81 feet more or less to place of beginning, in Cook County, Illinois. **

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That part of the Northeast Quarter (NE $\frac{1}{4}$) of Section Sixteen (16), Township Forty (40) North, Range Thirteen (13) East of the Third Principal Meridian, bounded and described as follows: Commencing at a point on the South line of West Lawrence Avenue, Fifty (50) feet Northeastly of and measured at right angles to the center line between the two main tracks of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company; thence East along the South line of said West Lawrence Avenue, a distance of Three Hundred Twenty-Three and Sixty-One One-Hundredths (323.61) feet to the Northeast corner of a certain parcel of land conveyed from the Chicago and North Western Railway Company to Mayfair Development Corporation by deed dated June 2, 1947, said Northeast corner also being the point of beginning of the land herein to be described; thence South along a line drawn at right angles from said South line of West Lawrence Avenue, a distance of Five Hundred Fifteen (515) feet; thence East along a line at right angles to the last described line, a distance of Fifty-Four and Twenty-Five One-Hundredths (54.25) feet, more or less, to a point Nine and Five-Tenths (9.5) feet Westarly of and measured at right angles to the center line of the Chicago and North Western Railway Company's Spur Track I.C.C. Number 135, which said point is also the Northeastly corner of a certain parcel of land conveyed from said Railway Company to Miller Bros. Lumber Company by deed dated December 5, 1961; thence Southerly along a line parallel with said I.C.C. Track Number 135, a distance of One Hundred Eighty-Three and Ninety One-Hundredths (183.90) feet; thence Southeastly along a curved line concave to the East and having a radius of Five Hundred Twenty-Three and Thirty-Four One-Hundredths (523.34) feet (the long chord of which forms an angle of One Hundred Eighty-Six Degrees Fifty Minutes (186° 50') as measured counter-clockwise from the last described line) a distance of One Hundred Twenty-Five and Forty-Four One-Hundredths (125.44) feet; thence Southeastly along the line forming an angle of One Hundred Eighty-Six Degrees Fifty-Five Minutes (186° 55'), as measured counter-clockwise from the last described long chord, a distance of Three Hundred Twenty-Eight and No One-

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Hundredths (328.00) feet; thence Southerly along a line forming an angle of One Hundred Seventy Degrees Forty-Three Minutes ($170^{\circ} 43'$) as measured counterclockwise from the last described line, a distance of One Hundred Twenty-Six and Fifty One-Hundredths (126.50) feet to a point on the North line of West Wilson Avenue, which is also the Southeastern corner of said land conveyed by above mentioned deed dated December 5, 1961; thence Easterly along the North line of said West Wilson Avenue to a point Fifty (50) feet Westerly of and measured at right angles to the center line of the Chicago and North Western Railway Company's Westbound Mayfair to Evanston main track (being the most Westerly main track as now located and established; thence North along a line parallel with the center line of said Westbound main track to the South line of said West Lawrence Avenue; thence West along the South line of said West Lawrence Avenue to the point of beginning.

Reserving, however, unto the party of the first part, its successors and assigns, a strip of land Nineteen (19) feet in width, being Nine and Five-Tenths (9.5) feet on each side of a straight line beginning on the

Easterly line of the above described premises at the center line of I.C.C. Track 132 and terminating on the Westerly side of the above described premises at the center line of I.C.C. Track 136, for the use of spur tracks as now located on said strip, together with the right to use, occupy and enjoy said strip for the purpose of proper maintenance and operation of said tracks, until such time as said party of the first part, its successors or assigns, shall permanently abandon the use of said track.

COMMON ADDRESS: 4825 West Lawrence Avenue, Chicago, Illinois 60630

PERMANENT INDEX NOS: 13-16-207-003-0000 and
13-16-207-007-0000

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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 September 19, 1996

Signature: _____

Ross A. Miller
Grantor or Agent

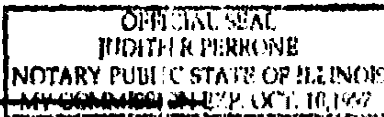
Subscribed and sworn to before

me by the said Ross A. Miller

this 19th day of September

1996.

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 September 19, 1996

Signature: _____

Ross A. Miller
Grantor or Agent

Subscribed and sworn to before

me by the said Ross A. Miller

this 19th day of September

1996.

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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