

# UNOFFICIAL COPY

## TRUSTEE'S DEED

98919508

THIS TRUSTEE'S DEED is made this 3<sup>rd</sup> day of December 1996, by and between Thomas J. Stack, as Successor Trustee to Richard J. Meyer, as Trustee under Trident Investment Management, Inc. - Meyer Investment Properties, Inc. Public Pension Fund I-1983, Group Trust Agreement, dated as of February 29, 1984 ("Grantor") to 203 N. Wabash L.L.C., an Illinois limited liability company ("Grantee").

### WITNESSETH:

DEFI-01 RECORDING \$27.50  
1:0009 TRAN 5955 12/04/96 15:57:00  
17664 SK #--96-919508  
COOK COUNTY RECORDER

That Grantor, in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantee, the real estate situated in Cook County, Illinois, legally described in Exhibit A attached hereto and made a part hereof (which real estate hereby conveyed is herein called the "Premises"), subject to the matters set forth in Exhibit B attached hereto and made a part hereof.

27 50

TO HAVE AND TO HOLD the said Premises with the tenements and appurtenances thereupon belonging the same unto said Grantee to the proper use, benefit and behalf forever of said Grantee.

Grantor warrants marketable fee title to the Property to Grantee against all acts of the Grantor and no other, subject to the matters set forth in Exhibit B.

This Trustee's Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor by the terms of said deed or deeds in trust delivered to said Grantor in pursuance of the trust agreement above-mentioned.

Thomas J. Stack, as Successor Trustee to Richard J. Meyer

By: Thomas J. Stack  
Thomas J. Stack  
Its: Successor Trustee

STATE OF ILLINOIS ) SS  
COUNTY OF COOK )

I, the undersigned, Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Thomas J. Stack, as trustee aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trustee appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal.

Date: December 3, 1996

Deborah Fish Hill  
Notary Public



Prepared by:  
Heinrich & Hill  
430 W. Erie Street  
Suite 307  
Chicago, Illinois 60610

Send subsequent tax bills to:  
Marc Realty  
223 W. Jackson Blvd.  
Suite 412  
Chicago, Illinois 60606

After recording return to:  
Arnold Weinberg, Esq.  
Kaiz Randall & Weinberg  
333 West Wacker Drive  
Suite 1800  
Chicago, IL 60606

0-1601731-99

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## EXHIBIT A

### LEGAL DESCRIPTION

#### Parcel 1:

Lots 30 and 31 in Block 7 in Fort Dearborn Addition to Chicago in Section 10, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois

#### Parcel 2:

The East 1/2 of Wabash Avenue lying westerly of and adjacent to said Lot 31, aforesaid, and said west line extended north to north line of the South 1/2 of Haddock Place and extended south to south line of the North 1/2 of Lake Street, in Cook County, Illinois

#### Parcel 3:

The South 1/2 of Haddock Place lying northerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois

#### Parcel 4:

The North 1/2 of Lake Street lying southerly of and adjacent to said Lots 30 and 31 aforesaid, in Cook County, Illinois

P.I.N.: 17-10-303-007

Address: 203 N. Wabash  
Chicago, Illinois

NO.	10	REAL ESTATE TRANSACTION TAX	23.775.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

NO.	10	STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX	23.775.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

NO.	10	STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX	23.775.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

NO.	10	STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX	23.775.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

NO.	10	Cook County REAL ESTATE TRANSACTION TAX	999.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

NO.	10	STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX	23.775.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

Masterfiled 201 wpd  
11/18/06

NO.	10	Cook County REAL ESTATE TRANSACTION TAX	588.00
NO.	10	STATE OF ILLINOIS REVENUE	88.00
NO.	10	STATE OF ILLINOIS REVENUE	17.00

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES FOR THE YEAR 1996. TAX NUMBER 17-10-303-007, VOLUME 510.
2. AGREEMENT DATED DECEMBER 31, 1871 AND RECORDED JANUARY 13, 1872 AS DOCUMENT NUMBER 8988, IN BOOK 13, PAGE 503 MADE BY AND BETWEEN JOSIAH H. REED AND Z. F. WETZELL AND REFERS TO PARTY WALL ON LINE BETWEEN LOT 30 AND THE PROPERTY EAST AND ADJOINING SAID LOT AND AS MODIFIED BY AN AGREEMENT MADE BY CHALKLEY J. HAMBLETON, MAUD HAMBLETON KIRK AND ELEANOR H. RICKORDS, AS TRUSTEE OF THE HAMBLETON REALTY TRUST WITH LAKE ST. SAFE DEPOSIT COMPANY DATED SEPTEMBER 1, 1926 AND RECORDED SEPTEMBER 8, 1926 AS DOCUMENT NUMBER 9395679.
3. BOND DATED DECEMBER 13, 1871 AND RECORDED DECEMBER 27, 1871 AS DOCUMENT NUMBER 6931 RELATING TO VAULT UNDER THE SOUTH 13 FEET OF ALLEY IN THE REAR OF THE LAND.
4. ENCROACHMENT OF 2 1/2 STORY BRICK BUILDING LOCATED MAINLY ON THE LAND OVER ONTO THE CONCRETE WALK SOUTH AND ADJOINING BY ABOUT 0.01 FEET AND EAST AND ADJOINING BY ABOUT 0.15 FEET AS DISCLOSED BY SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED JULY 3, 1989 AS ORDER NUMBER N-114476.
5. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THAT PART OF THE LAND FALLING IN STREETS, ROADS OR HIGHWAYS.
6. RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC., IN STREETS AND ALLEYS.
7. ENCROACHMENT OF THE BUILDING LOCATED ON THE LAND AS DISCLOSED BY THE PLAT OF SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED JULY 3, 1989 AS ORDER NUMBER N-114476, AND DESCRIBED AS FOLLOWS:
  - a) CANVAS CANOPY OF THE WESTERLY PORTION OF THE LAND, OVER AND ONTO THE CONCRETE WALK WEST AND ADJOINING;
  - b) SOUTH EAST CORNER OF BRICK APPROXIMATELY .01 FEET SOUTH AND .04 FEET EAST AT GRADE;
  - c) EAST FACE OF BRICK AT SOUTH EAST CORNER, .27 FEET EAST AT ROOF;
  - d) NORTH EAST CORNER OF BRICK APPROXIMATELY .90 FEET EAST;
  - e) METAL BUMPER GUARDS LOCATED ON THE NORTH PART OF THE LAND OVER AND INTO HADDOCK PLACE.
8. UNDERGROUND VAULTS ALONG THE WESTERLY PORTION OF THE LAND AS DISCLOSED BY THE PLAT OF SURVEY MADE BY NATIONAL SURVEY SERVICE, INC., DATED JULY 3, 1989 AS ORDER NUMBER N-114476.

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## Exhibit B Permitted Exceptions

9. THE SUBJECT PROPERTY IS DESIGNATED AS "ZONE C" DEFINED AS AREAS OF MINIMAL FLOODING, AS SHOWN IN THE FLOOD INSURANCE RATE MAP FOR THE CITY OF CHICAGO, ILLINOIS, COMMUNITY PANEL NUMBER 1700740060 B EFFECTIVE DATE OF JUNE 1, 1981. AREAS DESIGNATED AS "ZONE C" REQUIRES NO SPECIAL FLOOD HAZARD INSURANCE.
10. CONSEQUENCES OF ATTACK ON THE ESTATE OF INTEREST HEREIN INSURED BY A CREDITOR UNDER ANY FEDERAL OR STATE LAW DEALING WITH BANKRUPTCY, INSOLVENCY OR CREDITOR'S RIGHTS OR UNDER ANY CORPORATION LAW.
11. STATE, COUNTY AND CITY OF CHICAGO TRANSFER TAX.

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