

# UNOFFICIAL COPY

96047235

*[Handwritten initials]*

## TRUSTEE'S DEED

THIS INDENTURE, dated **DECEMBER 28 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 **OCTOBER 15, 1993** known as Trust Number **117548-01** party of the first part, and

**ALAN SCHAFFNER**  
**2240 NORTH RACINE, CHICAGO IL**

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 real estate, situated in **COOK** County, Illinois, to-wit:

### SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As **2238 N. RACINE AVE. CHICAGO, ILLINOIS**  
**2240 N. RACINE AVE. CHICAGO, ILLINOIS**  
Property Index Number **14-32-113-029-0000**

*2500*

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: *[Signature]*  
**P. JOHANSEN, SECOND VICE PRESIDENT**

96047235

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify **P. JOHANSEN** 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.

GIVEN under my hand and seal, dated **JANUARY 10, 1996**.

*[Signature]*  
NOTARY PUBLIC

"OFFICIAL SEAL"  
ANNETTE G. FLOOD  
Notary Public, State of Illinois  
My Commission Expires 10/30/97

Prepared By: American National Bank & Trust Company of Chicago 33 North LaSalle St., Chicago IL 60690

MAIL TO: **DAVID C. FEINARTZ**

**180 NORTH LA SALLE STREET, SUITE 1808, Chicago, Illinois 60601**

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

96047235

\* \* \* \* \*  
 081234  
 DEPT. OF REVENUE JAN 1995  
 999.00  
 REAL ESTATE TRANSACTION TAX  
 CITY OF CHICAGO

\* \* \* \* \*  
 081233  
 DEPT. OF REVENUE JAN 1995  
 64.50  
 REAL ESTATE TRANSACTION TAX  
 CITY OF CHICAGO

09700  
 REVENUE STAMP JAN 1995  
 137.50  
 REAL ESTATE TRANSACTION TAX  
 Cook County

0907  
 0000016  
 447211  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPT. OF REVENUE  
 JAN 1995  
 275.00

# UNOFFICIAL COPY

## EXHIBIT A

THE WEST 44.11 FEET OF THE EAST 91.0 FEET EXCEPT (1) THE NORTH 34.08 FEET, AND (2) THE SOUTH 5.46 FEET OF THE WEST 14.0 FEET OF THE NORTH 40.5 FEET OF THE EAST 91.0 FEET LYING BETWEEN ELEVATION +7.0 AND +14.5 PER CHICAGO CITY DATUM; AND THE SOUTH 35.04 FEET OF THE WEST 33.05 FEET (EXCEPT THE NORTH 18.64 FEET OF THE WEST 20.65 FEET OF THE SOUTH 35.05 FEET) ALL IN THE FOLLOWING DESCRIBED LAND (CALLED "TRACT"):

LOT 7 (EXCEPT THE NORTH TWO FEET THEREOF) AND ALL OF LOTS 8 AND 9 IN BLOCK 8 IN GEORGE WARDS SUBDIVISION OF BLOCK 12 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS CREATED BY Grant and Reservation of Easement \_\_\_\_\_ DATED December 27, 1995 AND RECORDED December 27, 1995 AS DOCUMENT 95898512, FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARCELS:

- A-1: THE SOUTH 5.24 FEET OF THE NORTH 36.7 FEET OF THE EAST 46.89 FEET OF THE TRACT;
- A-2: THE SOUTH 5.24 FEET OF THE NORTH 36.7 FEET OF THE WEST 44.11 FEET OF THE EAST 91.0 FEET (LYING BETWEEN ELEVATIONS +16.00 AND +24.00 PER CHICAGO CITY DATUM) OF THE TRACT;
- B: THE SOUTH 5.66 FEET OF THE NORTH 37.37 FEET EXCEPT THE EAST 91.0 FEET OF THE TRACT;
- C: THE EAST 4.0 OF THE WEST 20.65 FEET OF THE SOUTH 18.64 FEET OF THE NORTH 53.68 FEET, EXCEPT THE NORTH 2.33 FEET THEREOF;
- D: THE EAST 4.0 FEET OF THE WEST 20.65 FEET OF THE SOUTH 18.65 FEET OF THE NORTH 35.04 FEET EXCEPT THE SOUTH 3.33 FEET OF THE TRACT; AND
- E: THE SOUTH 4.0 FEET OF THE NORTH 35.83 FEET OF THE WEST 17.5 FEET OF THE EAST 108.5 FEET; ALSO THE WEST 4.0 FEET OF THE EAST 108.5 FEET (EXCEPT THE SOUTH 4.0 FEET AND EXCEPT THE NORTH 35.83 FEET), ALL LYING ABOVE ELEVATION +17.00; ALSO THE SOUTH 4.0 FEET OF THE EAST 108.50 FEET OF THE TRACT (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1 AFORESAID).

96047235

UNOFFICIAL COPY

Property of Cook County Clerk's Office