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DEPT-01 RECORDING \$31.00  
 T#0012 TRAM 5616 06/24/97 15:24:00  
 #9206 # CG \*-97-456970  
 COOK COUNTY RECORDER

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31<sup>00</sup> RP

## QUIT CLAIM DEED

The Grantor, AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a national banking association, duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said association, CONVEYS AND QUIT CLAIMS to BARBARA PACELLA, L.L.C., an Illinois limited liability company, whose address is 2556 South Damen Avenue, Chicago, Illinois 60608, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its Vice President this 19th day of June, 1997.

AMERICAN NATIONAL BANK AND  
 TRUST COMPANY OF CHICAGO

By: *Geraldine A. King*  
 Name: Geraldine A. King  
 Title: Vice President

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BKD1073 06/18/97 1002

# BOX 333-CTI

(Pca) 2-1 7586-08

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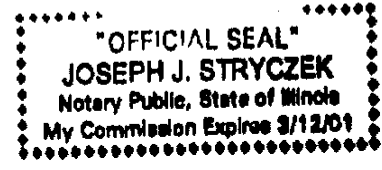
STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, JOSEPH J. STRYCZEK <sup>is the</sup> a Notary Public in and for said County in the State aforesaid, do hereby certify that Geraldine A. King, Vice President of American National Bank and Trust Company of Chicago, a national banking association, 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 she signed and delivered such instrument as her own free and voluntary act and as the free and voluntary act of said banking association, for the uses and purposes set forth therein, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal this 21 day of June, 1997

Joseph J. Stryczek  
Notary Public

My Commission expires:

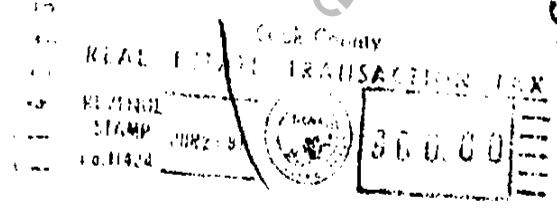


This Instrument was Prepared by: Elizabeth Rowntree, Esq. Rudnick & Wolfe, 203 N. LaSalle, Suite 1800, Chicago, Illinois 60601

Send Subsequent Tax Bills to: Barbara Pacella, L.L.C., 2558 South Damen Avenue, Chicago, Illinois 60608.

Recording requested by  
and when recorded mail to:  
Phillip Wong, Esq.  
Much, Shelist, Freed, Denenberg,  
Ament, Bell & Rubenstein, P.C.  
200 North LaSalle Street, Suite 2100  
Chicago, Illinois 60601

PHW



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1

LOTS 2, 3, 4, 5 AND PART OF LOT 1 IN CAMPBELL SOUP COMPANY'S (CENTRAL DIVISION) SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 23, 1930 AS DOCUMENT NUMBER 10667452; ALSO PART OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP AND RANGE AFORESAID, TAKEN AS A TRACT, IN COOK COUNTY, ILLINOIS

#### DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF WEST 35TH STREET IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS, 33 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 36, WITH THE WEST LINE OF SOUTH CAMPBELL AVENUE IN SAID CITY, AS DEDICATED SEPTEMBER 1, 1904 (NOW VACATED), PRODUCED NORTH; THENCE WEST ON AN ASSIGNED AZIMUTH OF 270 DEGREES 00 MINUTES 00 SECONDS ALONG THE NORTH LINE OF SAID 35TH STREET, 526.77 FEET; THENCE ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 439.60 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE CENTERLINE OF A 24" CONCRETE FOUNDATION WALL; THENCE CONTINUING ON AN AZIMUTH OF 00 DEGREES 01 MINUTES 00 SECONDS, 386.74 FEET; THENCE ON AN AZIMUTH OF 23 DEGREES 21 MINUTES 52 SECONDS, 83.73 FEET; THENCE ON AN AZIMUTH OF 67 DEGREES 28 MINUTES 17 SECONDS, 83.74 FEET; THENCE ON AN AZIMUTH OF 339 DEGREES 14 MINUTES 27 SECONDS, 46.06 FEET; THENCE ON AN AZIMUTH OF 68 DEGREES 15 MINUTES 58 SECONDS, 43.44 FEET; THENCE NORTHEASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, RADIUS 295.11 FEET, CENTRAL ANGLE 18 DEGREES 28 MINUTES 35 SECONDS, 95.17 FEET; THENCE ON AN AZIMUTH OF 49 DEGREES 47 MINUTES 23 SECONDS, 33.91 FEET; THENCE ON AN AZIMUTH OF 36 DEGREES 15 MINUTES 07 SECONDS, 275.76 FEET TO THE SOUTHERLY LINE OF THE CANAL RESERVE OF THE ILLINOIS AND MICHIGAN CANAL, BEING ALSO THE RIGHT-OF-WAY LINE FOR EXPRESSWAY ACCORDING TO DOCUMENT NO. 19024366 RECORDED JANUARY 17, 1964; THENCE ON AN AZIMUTH OF 68 DEGREES 27 MINUTES 00 SECONDS ALONG SAID RIGHT-OF-WAY LINE 152.77 FEET; THENCE ON AN AZIMUTH OF 182 DEGREES 59 MINUTES 01 SECONDS, 7.68 FEET; THENCE SOUTHERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE WEST, RADIUS 204.63 FEET, CENTRAL ANGLE 07

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DEGREES 34 MINUTES 06 SECONDS, A DISTANCE OF 27.03 FEET; THENCE ON AN AZIMUTH OF 214 DEGREES 41 MINUTES 06 SECONDS, 17.55 FEET TO THE AFOREMENTIONED WEST LINE OF SOUTH CAMPBELL AVENUE PRODUCED NORTH; THENCE ON AN AZIMUTH OF 180 DEGREES 18 MINUTES 00 SECONDS ALONG SAID WEST LINE, 164.69 FEET TO THE NORTHWEST CORNER OF LOT 4 AFORESAID; THENCE ON AN AZIMUTH OF 90 DEGREES 18 MINUTES 00 SECONDS ALONG THE NORTH LINE OF LOT 4, A DISTANCE OF 30.00 FEET TO THE NORTHEAST CORNER THEREOF; THENCE ON AN AZIMUTH OF 180 DEGREES 18 MINUTES 00 SECONDS ALONG THE EAST LINE OF LOTS 4, 5 AND 3, A DISTANCE OF 1129.84 FEET TO THE NORTH LINE OF WEST 35TH STREET; THENCE ON AN AZIMUTH OF 270 DEGREES 00 MINUTES 00 SECONDS 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 624,438 SQ. FT. OR 14.335 AC., MORE OR LESS

## PARCEL 2

EASEMENTS FOR INGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENT FOR INGRESS, EGRESS AND ACCESS DATED APRIL 13, 1993 AND RECORDED APRIL 15, 1993 AS DOCUMENT NUMBER 93280729, MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 27, 1989 AND KNOWN AS TRUST NUMBER 108-954-07 AND NWS, INC.

Permanent Real Estate Index Nos.

- 16-36-201-012-0000
- 16-36-201-036-0000
- 16-36-201-020-0000
- 16-36-201-033-0000

*2500 West 35<sup>th</sup> Street*

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
....., SEC. 200.1-2(B)(6) OR PARA-  
GRAPH....., SEC. 200.1-4 (B) OF THE  
CHICAGO TRANSACTION TAX ORDINANCE.

*6/24/97* ..... *Philip Wang, A.B.*  
DATE BUYER, SELLER, REPRESENTATIVE

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## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

The undersigned, as agent for American National Bank and Trust Company of Chicago, a national banking association, the owner of the property described in the attached deed, being duly sworn on oath, states that the attached deed is not in violation of Section I of Chapter 109 of the Illinois Revised Statutes for one or more of the following reasons:

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 easements or access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

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10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sales, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

[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, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

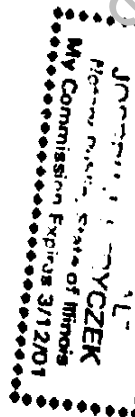
AMERICAN NATIONAL BANK AND TRUST  
COMPANY OF CHICAGO, a national banking  
association

By: *Geraldine King*  
Name: Geraldine A. King  
Its: Vice President

SUBSCRIBED and SWORN to before me this 19th day of June, 1997.

*[Signature]*  
Notary Public

My Commission expires: \_\_\_\_\_



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