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TRUSTEE'S DEED

97477303

: DEPT-01 RECORDING \$25.00
 : T#0012 TRAN 5740 07/02/97 10:38:00
 : #3035 # ER #-97-477303
 : COOK COUNTY RECORDER
 : DEPT-10 PENALTY \$22.00

THE GRANTOR, Donald M. Ephraim, of the County of Cook and State of Illinois, not personally but as Trustee of Trust F Dated January 10, 1996, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and QUIT CLAIM unto Shadow Properties, L.L.C., an Illinois limited liability company, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 10 (EXCEPT THAT PART LYING BETWEEN THE EAST LINE OF NORTH LASALLE STREET AND A LINE 14 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF NORTH LASALLE STREET CONVEYED TO THE CITY OF CHICAGO BY DOCUMENT 10786798) IN OGDENS SUBDIVISION OF BLOCK 35 IN WOLCOTTS ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; roads and highways; existing leases and tenancies; the lien of taxes not yet due or payable; and the encroachments noted on Grantor's title insurance policy number 1401 007382994 D2 issued by Chicago Title Insurance Company at numbers 9, 10 and 11 of Schedule B attached hereto.

Otherwise known as No. 733 North LaSalle Street, Chicago, Illinois 60610
PIN: 17-09-204-007

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 1st day of July, 1997.

Donald M. Ephraim Trustee (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald M. Ephraim, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of July, 1997

My commission expires 7-12-99

Joseph F. Coyne
Notary Public

OFFICIAL SEAL
JOSEPH F. COYNE
 NOTARY PUBLIC, STATE OF ILLINOIS
 COMMISSION EXPIRES: 07/12/99

ADDRESS OF PROPERTY
733 N. LaSalle Street
Chicago, Illinois 60610

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

DANIEL CAVER
 1424 W. DIVISION
 CHICAGO, ILL. 60622

(A7733)

F:\WP\REAL-EST\DEED.733

BOX 333-CTI


(565) D-1 76-69-666

2500
 2200
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★ 0 9 7 6 7 9 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-2'97 ★
★ PG. 11195 ★

 999.00


★ 1 7 8 7 6 7 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-2'97 ★
★ PG. 11195 ★

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★ 2 1 0 7 6 0 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-2'97 ★
★ PG. 11195 ★


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★ 0 9 8 7 6 0 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE JUL-2'97 ★
★ PG. 11195 ★

 250.50

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL-2'97
PG. 11450

218.50




97477303

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE

433.00

COOK COUNTY
2 2 1 9 9 2
PG. 10600
JUL 2'97



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OWNER'S POLICY (1990)

SCHEDULE B

POLICY NO.: 1401 007382994 D2

EXCEPTIONS FROM COVERAGE

THIS POLICY DOES NOT INSURE AGAINST LOSS OR DAMAGE SUSTAINED BY THE INSURED (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) BY REASON OF THE FOLLOWING EXCEPTIONS:

GENERAL EXCEPTIONS:

- (1) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
- (2) ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE PREMISES.
- (3) EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS.
- (4) ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- (5) TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.

SPECIAL EXCEPTIONS: THE MORTGAGE, IF ANY, REFERRED TO IN ITEM 4 OF SCHEDULE A.

R 6. TAXES FOR THE YEARS 1991 AND 1992.

NOTE: 1991 FINAL INSTALLMENT NOT DELINQUENT BEFORE SEPTEMBER 26, 1992.

NOTE: 1992 TAXES NOT DELINQUENT BEFORE MARCH 1, 1993.

PERMANENT TAX NO. 17-09-204-007.

C 7. THE RECORDING OF ANY DEED OR OTHER INSTRUMENT OF CONVEYANCE OF THE LAND MAY BE SUBJECT TO REAL ESTATE TRANSFER TAXES LEVIED BY THE CITY OF CHICAGO AND IS SUBJECT TO:

- (1) PRIOR APPROVAL BY THE WATER COMMISSIONER AND
- (2) EITHER CERTIFICATION OF EXEMPTION FROM THE CITY BUILDING REGISTRATION ORDINANCE OR ATTACHMENT OF EITHER A CERTIFICATION OF REGISTRATION OR A RECEIPT FROM THE DEPARTMENT OF BUILDINGS SHOWING THAT THE BUILDING HAS BEEN REGISTERED BY THE PURCHASER. IN THE ABSENCE OF SUCH APPROVAL, THE RECORDER OF DEEDS OR THE REGISTRAR OF TITLES IS REQUIRED BY STATE LAW TO REFUSE TO RECORD OR REGISTER INSTRUMENTS OF CONVEYANCE THAT ARE NOT IN COMPLIANCE WITH SUCH TAX REQUIREMENTS.

D 8. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD.

H 9. ENCROACHMENT OF THE FRAME ADDITION TO THE BUILDING LOCATED ON THE LAND ONTO THE LAND SOUTH AND ADJOINING, AS SHOWN ON SURVEY NO. N-117336 BY NATIONAL SURVEY SERVICE, INC., DATED AUGUST 31, 1992.

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OWNER'S POLICY (1990)

SCHEDULE B

POLICY NO.: 1401 007382994 D2

EXCEPTIONS FROM COVERAGE (CONTINUED)

- N 10. ENCROACHMENT OF THE BRICK BUILDING LOCATED ON THE LAND SOUTH AND ADJOINING ONTO THE LAND BY APPROXIMATELY .01 FOOT TO .07 FEET AS DISCLOSED BY SURVEY NO. N-117336 BY NATIONAL SURVEY SERVICE, INC., DATED AUGUST 31, 1992.
- O 11. ENCROACHMENT OF THE BRICK BUILDING ON THE LAND ONTO THE LAND NORTH AND ADJOINING BY APPROXIMATELY .07 FEET TO .11 FEET AS DISCLOSED BY SURVEY NO. N-117335 DATED AUGUST 31, 1992 BY NATIONAL SURVEY SERVICE, INC.

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