

UNOFFICIAL COPY

97037956

TRUSTEE'S DEED

THIS INDENTURE, dated JANUARY 14, 1997 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 JANUARY 10, 1995 known as Trust Number 119941-99 party of the first part, and

DEPT-01 RECORDING 031.50
T#0009 TRAN 6713 01/17/97 14:56:00
19962 + SK #-97-037956
COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

RF, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY
300 W WASHINGTON ST, SUITE 900, CHICAGO IL 60606

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 4944 WEST 73RD ST, BEDFORD PARK IL

Property Index Number 19-28-201-028

together with the tenements and appurtenances thereto adjoining.

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.

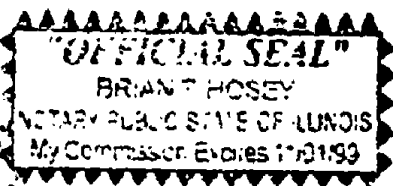
Prepared By:
American National Bank and Trust Company
of Chicago

By: GREGORY S. KASPRZYK VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County and State, do hereby certify GREGORY S. KASPRZYK 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 14, 1997



Brian T. Hohey
NOTARY PUBLIC

MAIL TO:
VILLAGE OF BEDFORD PARK
203 W. ...
CHICAGO, IL 60601

VILLAGE OF BEDFORD PARK
\$50.00
REAL ESTATE TRANSFER TAX

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LEGAL DESCRIPTION:

THAT PART OF THE NORTH 1303.0 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1303.0 FEET (MEASURED AT RIGHT ANGLES) OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 28, AFORESAID 817.0 FEET WEST OF THE EAST LINE THEREOF; THENCE CONTINUING WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 340.0 FEET TO A POINT 197.2 FEET EAST OF THE EAST LINE OF A RAILROAD RIGHT OF WAY, SAID RAILROAD RIGHT OF WAY LINE BEING A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 28 THROUGH A POINT 1343.59 FEET WEST OF THE NORTHEAST CORNER OF SECTION 28, AFORESAID; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE OF SAID NORTH 1303.0 FEET, FOR A DISTANCE OF 282.72 FEET TO AN INTERSECTION WITH A CURVED LINE, CONVEX TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG A CURVED LINE, WITH A RADIUS OF 259.21 FEET, A DISTANCE OF 263.49 FEET, TO A POINT OF TANGENT; THENCE NORTHWESTERLY ALONG SAID TANGENT LINE 21.03 FEET TO A POINT IN THE RAILROAD RIGHT OF WAY, HEREINBEFORE DESCRIBED, SAID POINT BEING 834.59 FEET SOUTH OF THE NORTH LINE OF SECTION 28, AFORESAID; THENCE SOUTHEASTERLY ALONG A CURVED LINE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 154.17 FEET TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 372.26 FEET, FOR A DISTANCE OF 72.77 FEET, TO A POINT OF COMPOUND CURVE; THENCE SOUTHEASTERLY ALONG A CURVE, CONVEX SOUTHWESTERLY, HAVING A RADIUS OF 244.01 FEET, FOR A DISTANCE OF 97.24 FEET, TO A POINT OF TANGENCY WITH A LINE 2008.0 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 28, AFORESAID; THENCE EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 195.56 FEET; THENCE SOUTHEASTERLY ALONG A LINE THAT INTERSECTS SOUTH LINE OF THE NORTH 1025.0 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER AT A DISTANCE OF 121.34 FEET SOUTHEASTERLY, 91.00 FEET TO THE WEST LINE OF THE EAST 817.0 FEET OF SAID NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH ALONG SAID WEST LINE, 281.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS
COUNTY OF COOK
RECORDED
1712.50

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK -+)

PLAT ACT AFFIDAVIT

1. Donald F. Schroud, the general partner of ASG Bedford Limited Partnership which is the sole beneficiary of American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 10, 1995 and known as Trust No. 119942-09, ("Grantor") being duly sworn on oath, states that its principal office is at 33 North LaSalle Street, Chicago, Illinois, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons

2. A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1 above.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest thereon for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes 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;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

[CIRCLE THE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO THE

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ATTACHED DEED. **UNOFFICIAL COPY**

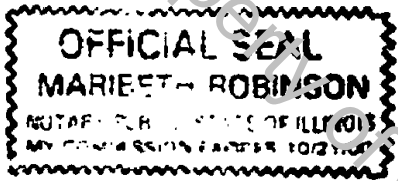
3. Grantor further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

ASG Bedford Limited Partnership

By: Donald F. Schreindorfer
Its: General Partner Gen Partner

SUBSCRIBED and SWORN to before me
this 14 day of January 1997.

Marieth Robinson
Notary Public



Cook County Clerk's Office

97007956

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Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

PLAT ACT AFFIDAVIT

1. Donald F. Schroud, the general partner of ASG Bedford Limited Partnership which is the sole beneficiary of American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated January 10, 1995 and known as Trust No. 119941-00, ("Grantor") being duly sworn on oath, states that its principal office is at 33 North LaSalle Street, Chicago, Illinois, and that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

2. A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1 above.

1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre of any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
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5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
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7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor, provided that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

11057956

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ATTACHED DEED.]

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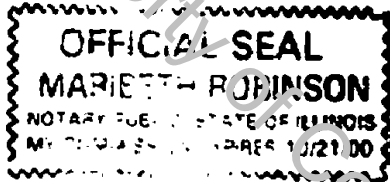
3 Grantor further states that it makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

ASG Bedford Limited Partnership

By: Donald F. Schrod
Its: General Partner Gen Partner

SUBSCRIBED and SWORN to before me
this 24 day of January 1997.

MariBeth Robinson
Notary Public



Cook County Clerk's Office

97057956

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