

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 28TH day of JANUARY 1997 between **MARQUETTE NATIONAL BANK**, a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a trust agreement dated the 22ND day of NOVEMBER 1993 and known as Trust Number 13045 part of the first part, and

97116436

SEPT-01 RECORDING 135.50
 740009 TRAN 7219 02/20/97 10:56:00
 49623 FSK *-97-116436
 COOK COUNTY RECORDER

LTC 96-0682-243
ALDI INC., AN ILLINOIS CORPORATION # 98
 Whose address is: P.O. BOX 1398 VALPARAISO INDIANA 46384 party of the second part,
 Witnesseth, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY & QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK

SEE ATTACHED FOR LEGAL DESCRIPTION

Permanent tax # 20-18-300-007
 Address of Property: VACANT PART OF 6817 W. WESTERN AVE. CHICAGO, ILLINOIS

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 of said party of the second part.
 This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery thereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Assistant Secretary, the day and year first above written.



MARQUETTE NATIONAL BANK, As Trustee as Aforesaid

BY [Signature] Trust Officer
 Attest: [Signature] Assistant Secretary

State of Illinois SS
 County of Cook

I, the undersigned, a Notary Public in and for the County and State, Do Hereby Certify that the above named Trust Officer and Assistant Secretary of the MARQUETTE NATIONAL BANK, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as such officers of said Bank and caused the corporate seal of said Bank to be thereunto affixed, as their free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

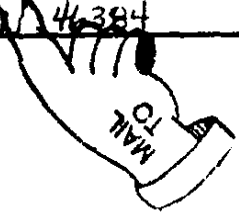
Given under my hand and Notarial Seal this 28TH day of JANUARY 1997

AFTER RECORDING, PLEASE MAIL TO:

TODD A. LEETH
PO Box 2357
Valparaiso IN 46384

[Signature]
 Notary Public

THIS INSTRUMENT WAS PREPARED BY
 "OFFICIAL SEAL" GLENNE, SKINNER JR.
 MARQUETTE NATIONAL BANK
 LUCILLE A. ZURLIS 8155 SOUTH PULASKI ROAD
 Notary Public, State of Illinois CHICAGO, IL 60629
 My Commission Expires 1/24/98



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LAWYERS TITLE INSURANCE CORPORATION

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2023-01-17

Property of Cook County Clerk's Office

Handwritten scribbles and lines, possibly representing a signature or stamp.

\$6225.00 net

97116436

REAL ESTATE TRANSFER TAX	
AMOUNT	415.00

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EXHIBIT "A"

PARCEL 1:

LOT 1 IN THE PLAT OF TONY, MIKE, CRISTINA & JIM'S RESUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EASEMENT

PARCEL 2:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 18, 1996 AND RECORDED SEPTEMBER 24, 1996 AS DOCUMENT 96729763 OVER THE FOLLOWING DESCRIBED PROPERTY:

NORTH PORTION OF ROADWAY EASEMENT

THE EAST 280.00 FEET OF THE WEST 330.00 FEET OF THE SOUTH 24.00 FEET OF THE NORTH 769.91 FEET OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EASEMENT

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS OVER THAT PART OF THE PROPERTY DESCRIBED AS 58 FOOT OVERALL DRIVEWAY IN THE OPERATING AND EASEMENT AGREEMENT MADE BY AMERICAN CAN COMPANY, 6100 SOUTH WESTERN JOINT VENTURE, JEWEL COMPANIES, INC., AND LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1983 AND KNOWN AS TRUST NO. 1-4889 RECORDED DECEMBER 21, 1984 AS DOCUMENT 27381234.

EASEMENT

PARCEL 4:

PERPETUAL AND NON-EXCLUSIVE EASEMENT FOR TRUCK AND AUTOMOBILE ACCESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENT DATED SEPTEMBER 18, 1996 AND RECORDED SEPTEMBER 24, 1996 AS DOCUMENT 96728763 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AS THE INTERSECTION OF THE EAST LINE OF THE WEST 340.00 FEET OF SAID SOUTHWEST QUARTER WITH A LINE THAT IS 297.24 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, ALONG SAID PARALLEL LINE, 40 FEET; THENCE SOUTHERLY, ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, 58.00 FEET; THENCE EASTERLY, ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER, 40 FEET TO A POINT ON AFORESAID EAST LINE OF THE WEST 340.00 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTHERLY, ALONG SAID EAST LINE, 58.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

VACANT PROPERTY LOCATED NEAR 6017 SOUTH WESTERN AVENUE, CHICAGO, ILL.

P.I.N. # 20-18-300-007

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EXHIBIT B

PERMITTED TITLE EXCEPTIONS

1. REAL ESTATE AND PERSONAL PROPERTY TAXES AND ASSESSMENT FOR THE YEAR 1996 AND SUBSEQUENT YEARS NOT YET DUE AND PAYABLE.
 2. ACTS DONE OR SUFFERED BY GRANTEE OR PERSONS CLAIMING BY, THROUGH OR UNDER GRANTEE.
 3. EASEMENTS, RIGHTS AND OBLIGATIONS CREATED AND GRANTED BY AND SET FORTH IN, AND THE TERMS, PROVISIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN, THE OPERATING AND EASEMENT AGREEMENT DATED OCTOBER 15, 1984 BY AND AMONG AMERICAN CAN COMPANY, 6100 SOUTH WESTERN JOINT VENTURE, JEWEL COMPANIES, INC. AND LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1983 AND KNOWN AS TRUST NO. -4889, RECORDER DECEMBER 21, 1984 AS DOCUMENT NUMBER 27381234.
 4. ~~TERMS, PROVISIONS, COVENANTS, CONDITIONS AND LIMITATIONS CONTAINED IN AND EASEMENTS, RIGHTS AND OBLIGATIONS CREATED AND GRANTED BY AND SET FORTH IN BOTH THE IRREVOCABLE LICENSE OR EASEMENT AGREEMENT DATED OCTOBER 15, 1984 BY AND AMONG 6100 SOUTH WESTERN JOINT VENTURE AND LAKE SHORE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 15, 1983 AND KNOWN AS TRUST NO. 1-4889, AND AMERICAN CAN COMPANY RECORDED DECEMBER 2, 1984 AS DOCUMENT NUMBER 27381236 AND ALSO THE AGREEMENT ("BASIC AGREEMENT") REFERRED TO THEREIN BY AND BETWEEN 6100 SOUTH WESTERN JOINT VENTURE AND AMERICAN CAN COMPANY DATED OCTOBER 15, 1984; AND ANY AMENDMENTS OR SUPPLEMENTS THERETO.~~
 5. TERMS, PROVISIONS, CONDITIONS, COVENANTS, RESTRICTIONS, AND EASEMENTS CONTAINED IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 18, 1996 AND RECORDED SEPTEMBER 24, 1996 AS DOCUMENT 96729764. *
 6. RIGHTS OF ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF THE EASEMENTS GRANTED PURSUANT TO THE DOCUMENTS DESCRIBED IN ITEMS 3 AND 5 ABOVE.
 7. MANHOLE (EX. METER PIT) IN SOUTHWESTERLY PORTION OF SUBJECT PREMISES, AS SHOWN ON SURVEY BY MANHARD CONSULTING LTD. DATED DECEMBER 16, 1996; AND RELATIVE THERETO, ANY RELATED FACILITIES AND APPURTENANCES THERETO AND RIGHTS IN AND TO THE USE, OPERATION, MAINTENANCE AND REPAIR THEREOF.
- * AND A LETTER AGREEMENT DATED JANUARY 31, 1997 WHICH PROVIDES FOR THE RELEASE OF CERTAIN USE RESTRICTIONS CONTAINED IN SECTION 3(b) BY GRANTEE UNDER THIS DEED UPON THE SATISFACTION OF CERTAIN CONDITIONS.

[Handwritten mark]

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