

# UNOFFICIAL COPY

97392136

## TRUSTEE'S DEED

THIS INDENTURE, dated MAY 30, 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 JULY 17, 1987 known as Trust Number 107076-01 party of the first part, and

DEFT-01 RECORDING \$29.00  
 T40012 TRAN 5339 06/03/97 12:30:00  
 #8406 + CG # -97-392136  
 COOK COUNTY RECORDER

(Reserved for Recorders Use Only)

**LaGROU COLD STORAGE PARTNERSHIP, AN ILLINOIS GENERAL PARTNERSHIP**  
**3514 SOUTH KOSTNER AVENUE, CHICAGO, ILLINOIS 60632**

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 **55TH & KOSTNER, CHICAGO, ILLINOIS**  
 Property Index Number **16-34-302-024 + 16-34-400-017**  
 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,

Prepared By:  
 American National Bank and Trust Company  
 of Chicago  
 33 N. LA SALLE ST., CHICAGO IL

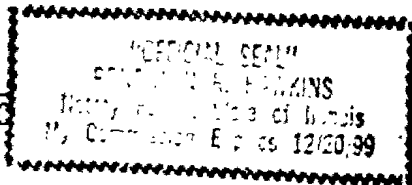
By: GREGORY S. KASPRZYK, VICE PRESIDENT

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 May 30, 1997

Dorothy R. Hawkins  
 DOROTHY R. HAWKINS, NOTARY PUBLIC



MAIL TO: **BIEDERMAN + O'KEEFE**  
**WILLIAM BIEDERMAN**  
**30 N. LA SALLE ST., SUITE 1426**  
**CHICAGO IL 60602**

# BOX 333-CTI

97392136

290

7661165 DECP

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STATE OF ILLINOIS  
TRANSFER TAX  
526.53

Cook County  
REAL ESTATE TRANSFER TAX  
263.25

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## PARCEL 1:

A TRACT OF LAND CONSISTING OF PARTS OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOGETHER WITH PARTS OF LOTS 5 AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF A LINE 428.68 FEET SOUTH OF AND PARALLEL TO THE EAST AND WEST CENTER LINE OF SAID SECTION 34 AND A LINE 33.00 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 34; THENCE WEST, ALONG SAID LINE 428.68 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE, 449.95 FEET, MORE OR LESS, TO THE CENTER LINE OF EXISTING ROAD, THENCE SOUTH, ALONG SAID CENTER LINE OF THE EXISTING ROAD, 433.29 FEET, TO A LINE 861.97 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE OF SECTION 34, THENCE EAST, ALONG SAID LINE 861.97 FEET SOUTH OF AND PARALLEL TO SAID EAST AND WEST CENTER LINE, 449.95 FEET MORE OR LESS, TO SAID LINE 33.00 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE; THENCE NORTH, ALONG SAID LINE 33.00 FEET EAST OF AND PARALLEL TO SAID NORTH AND SOUTH CENTER LINE, 433.29 FEET, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM PEOPLES GAS LIGHT AND COKE COMPANY, CORPORATION OF ILLINOIS, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053109 FOR A ROADWAY AND INSTALLATION AND MAINTENANCE OF GAS PIPELINES, ELECTRICAL CONDUIT SYSTEMS, SEWERS, WATER PIPES CONDUITS, WIRES, LINES, POLES AND OTHER POLES AND OTHER RELATED FACILITIES, THROUGH, ALONG, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH 188.03 FEET OF THE SOUTH 488.03 FEET OF THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF A LINE 1430.00 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4

## PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM PEOPLES GAS LIGHT AND COKE COMPANY, CORPORATION OF ILLINOIS, DATED JANUARY 26, 1967 AS DOCUMENT 20053109, FOR ROADWAY AND INSTALLATION AND MAINTENANCE OF GAS PIPLES, ELECTRICAL CONDUIT SYSTEMS, SEWERS, WATER PIPES, CONDUITS, WIRES, LINES, POLES AND OTHER RELATED FACILITIES, THROUGH, ALONG, UNDER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A STRIP OF LAND 100 THE WIDE EXTENDING ACROSS THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ACROSS A PART OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, SAID STRIP OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

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BEGINNING ON THE WEST LINE OF THE EAST 33 FEET OF SAID SOUTHEAST 1/4 OF SECTION 34, TO A POINT THEREON WHICH IS 247.54 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHEAST 1/4 AND RUNNING;

THENCE SOUTHWESTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 1505.27 FEET TO A POINT WHICH IS 808.09 FEET SOUTH FROM SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 34, AND ON A LINE WHICH IS 1430.00 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST 1/4;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 107.75 FEET TO ITS INTERSECTION WITH A LINE WHICH IS 100 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE AFORESAID STRAIGHT LINE;

THENCE NORTHEASTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 1505.27 FEET TO ITS INTERSECTION WITH SAID WEST LINE OF THE EAST 33 FEET OF SECTION 34; AND THENCE NORTH ALONG SAID WEST LINE OF THE EAST 33 FEET, A DISTANCE OF 107.75 FEET TO THE POINT OF BEGINNING.

## PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY GRANT FROM FIRST AMERICAN REALTY COMPANY, CORPORATION OF DELAWARE, DATED JANUARY 26, 1967 AND RECORDED JANUARY 30, 1967 AS DOCUMENT 20053110 FOR A ROADWAY, INGRESS AND EGRESS AND PASSAGE OF TRAFFIC, AND MAINTAINING, SERVICING, REPLACING, INSTALLING, EXTENDING AND CONSTRUCTING SEWER PIPES, WATER PIPES, CONDUITS, CABLES, WIRES, LINES, POLES, FIRE HYDRANTS AND ANY COLLATERAL OR SIMILAR UTILITY EQUIPMENT OVER, UPON, ALONG AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND CONSISTING OF A PART OF THE SOUTH 1/2 OF THE NORTHEAST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND CONSISTING ALSO OF A PART OF LOT 1 IN COUNTY CLERK'S DIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, TOGETHER WITH A PART OF EACH OF LOTS 4, 5, AND 7 IN COUNTY CLERK'S DIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SAID SECTION 34, SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON A LINE WHICH IS 1430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, AT A POINT THEREON WHICH IS 891.97 FEET SOUTH FROM THE NORTH LINE OF SAID SOUTHEAST 1/4, AND RUNNING

THENCE WEST ALONG A LINE PARALLEL WITH THE EAST AND WEST CENTER LINE OF SAID SECTION 34, A DISTANCE OF 1666.39 FEET;

THENCE NORTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1257.57 FEET;

THENCE NORTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 102.43 FEET, A DISTANCE OF 160.89 FEET TO A POINT 468.03 FEET NORTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 34, WHICH POINT IS 2993.96 FEET WEST FROM THE EAST LINE OF SAID SECTION 34;

THENCE EAST ALONG A LINE PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34, A DISTANCE OF 1563.96 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 1430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID SECTION 34;

THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 60.00 FEET;

THENCE WEST ALONG A LINE 408.03 FEET NORTH FROM AND PARALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34, A DISTANCE OF 1506.39 FEET;

THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 100 FEET A DISTANCE OF 157.08 FEET TO A POINT WHICH IS 308.03 FEET NORTH

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FROM SAID EAST AND WEST CENTER LINE OF SECTION 34 AND WHICH IS 3036.39 FEET WEST FROM THE EAST LINE OF SAID SECTION 34;  
THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID SECTION 34 A DISTANCE OF 1040.00 FEET;  
THENCE SOUTHEASTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 100 FEET A DISTANCE OF 157.08 FEET TO A POINT WHICH IS 2936.39 FEET WEST FROM THE EAST LINE OF SAID SECTION 34 AND WHICH IS 831.97 FEET SOUTH FROM SAID EAST AND WEST CENTER LINE OF SECTION 34;  
THENCE EAST ALONG A LINE PAALLEL WITH SAID EAST AND WEST CENTER LINE OF SECTION 34 A DISTANCE OF 1506.39 FEET TO ITS INTERSECTION WITH SAID LINE WHICH IS 1430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 34; AND  
THENCE SOUTH ALONG THE LAST DESCRIBED PARALLEL LINE A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph (2), Section 4,  
Real Estate Transfer Tax Act.

5-30-97  
Date

[Signature]  
Buyer, Seller or Representative

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS.

COUNTY OF COOK

Paul A. Gold

, being duly sworn on oath, states that

he resides at 88 W. Schiller St, Chicago, Ill.

. That the

attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one 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 between owners of adjoining and contiguous land.
5. The conveyance 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 easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parcels and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

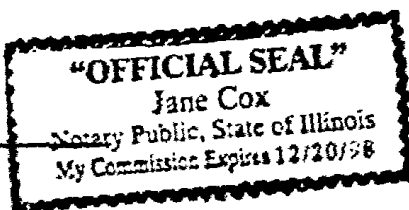
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Paul A. Gold

SUBSCRIBED and SWORN to before me

this 30th day of MAY, 1997.

Jane Cox  
Notary Public



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