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1998-06-02 14:31:49
Cook County Recorder .7.00

**TRUSTEE'S DEED
JOINT TENANCY**

JT

After Recording Mail to:
(Insert Name and Address Here)

Name and Address of Taxpayer:
Charles T Urban, Jr. and
Gretchen S Urban
2241-47 South Indiana Avenue
Chicago, IL 60646

THIS INDENTURE, made this 28th day of MAY 1998 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 July 16, 1990, and known as Trust Number 1-4743, Party of the First Part, and, CHARLES T URBAN, JR and GRETCHEN S URBAN, His Wife, 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 grant, sell and convey unto said Party of the Second Part, not as tenants in common, but as JOINT TENANTS with the right of survivorship, the following described real estate situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION OF PROPERTY BEING CONVEYED WHICH IS ATTACHED AS EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

together with the tenements and appurtenances thereunto belonging TO HAVE AND TO HOLD the same unto said Party of the Second Part forever, not in tenancy in common, but in Joint Tenancy with the right of survivorship.

PIN # 19-03-201-039, 19-03-201-041-0000
Property Address 3941-47 South Keeler, Chicago, IL 60632

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. SUBJECT HOWEVER, to, the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county, all unpaid general taxes and special assessments and other liens and claims of any kind, pending litigation, if any, affecting the said real estate, building lines, buildings, liquor and other restrictions of record, if any, party wall rights and party wall agreements, if any, Zoning and Building Laws and Ordinances, mechanic's lien claims, if any, easements of record, if any, and rights and claims of parties in possession.

SUBJECT TO Covenants conditions and restrictions of record, private, public and utility easements and roads and highways, if any, party wall rights and agreements, special taxes for improvements not yet completed, installments not due at the date hereof for any special tax or assessment for improvements heretofore completed, general taxes for the year, 1997 and subsequent years.

BOX 333-CTI

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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 its Trust Officer and attested by its Vice President, the day and year first above written

ALBANY BANK & TRUST COMPANY N.A.,
Not Individually, but As Trustee aforesaid

By [Signature] Trust Officer

Attest [Signature] Vice President

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 28th day of MAY, 1998



[Signature]
Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Prepared by: Arnold J Karzov, Esq., General Counsel and Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL. 60625 - 773 267.7300, Ext. 268

DO NOT MAIL RECORDED DEED TO ALBANY BANK.

MAIL TO:

JEFF KEY

MARTINDALE, PAYZTWA & QUICK

900 SKYLIGHT OFFICE TOWER

1660 W. 2nd ST

CLEVELAND, OHIO 44113-1411

EXHIBIT "A"

THAT PART OF LOT "B" IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1924571, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST LINE OF SOUTH KEELER AVENUE, HEREINAFTER DEFINED, WITH A LINE WHICH IS 392.50 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF WEST 40TH STREET, HEREINAFTER DEFINED AND RUNNING THENCE EAST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 210.84 FEET; THENCE NORTH ALONG A LINE PARALLEL WITH AND 210.84 FEET EAST FROM THE EAST LINE OF SAID SOUTH KEELER AVENUE, A DISTANCE OF 113.67 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CIRCLE, TANGENT TO THE LAST DESCRIBED COURSE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 276.56 FEET, A DISTANCE OF 24.96 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 276.56 FEET, A DISTANCE OF 178.17 FEET TO THE POINT OF INTERSECTION OF SAID ARC WITH A LINE 60 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY (FORMERLY THE CHICAGO AND ALTON RAILROAD COMPANY); THENCE SOUTHWESTWARDLY ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 303.89 FEET TO ITS INTERSECTION WITH THE EAST LINE OF SAID SOUTH KEELER AVENUE; THENCE SOUTH ALONG SAID EAST LINE OF SOUTH KEELER AVENUE, A DISTANCE OF 47.83 FEET TO ITS INTERSECTION WITH THE CENTER LINE OF A 1.03 FOOT WALL EXTENDED WESTERLY; THENCE WESTERLY ALONG SAID WALL CENTER LINE AND ITS EXTENSIONS WESTERLY AND EASTERLY, A DISTANCE OF 212.84 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS, ALSO:

PARCEL B-2:

THAT PART OF LOTS A AND B IN THE SUBDIVISION OF THE CIRCUIT COURT COMMISSIONERS IN PARTITION OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF THE ILLINOIS AND MICHIGAN CANAL RESERVE OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 5, 1893, IN BOOK 59 OF PLATS, PAGE 32, AS DOCUMENT NUMBER 1924571, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH KEELER AVENUE, (SAID WEST STREET LINE BEING A LINE 1151.05 FEET WEST FROM AND PARALLEL WITH THE WEST LINE OF SOUTH PULASKI ROAD), WITH A LINE WHICH IS 60 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF MOBILE AND OHIO RAILROAD COMPANY (FORMERLY THE CHICAGO AND ALTON RAILROAD COMPANY) AND RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID SOUTH KEELER AVENUE PRODUCED NORTH, A DISTANCE OF 24.55 FEET, TO A POINT WHICH IS 37.21 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD COMPANY; THENCE NORTHEASTWARDLY ALONG A STRAIGHT LINE A DISTANCE OF 354.85 FEET TO A POINT WHICH IS 37.76 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE SOUTHWESTWARDLY ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 197.10 FEET, A DISTANCE OF 43.34 FEET TO A POINT WHICH IS 326.87 FEET NORTHEASTWARDLY FROM THE POINT OF BEGINNING AND ON SAID LINE WHICH IS 60 FEET, MEASURED PERPENDICULARLY, SOUTHEASTERLY FROM AND PARALLEL WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE GULF MOBILE AND OHIO RAILROAD COMPANY AND; THENCE SOUTHWESTWARDLY ALONG SAID PARALLEL LINE, SAID DISTANCE OF 326.87 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.