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DEED IN TRUST - QUIT CLAIM

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1998-06-04 13:16:37
Cook County, Illinois

THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR,
Price-Watson/General Iron Industries, Inc.,
f/k/a General Iron Industries, Inc.

of the County of Cook and State
of Illinois, for and in
consideration of the sum of Ten and no/100
Dollars (\$ 10.00) in hand paid, and

of other good and valuable considerations, receipt
of which is hereby duly acknowledged, convey and
QUIT-CLAIM unto AMERICAN NATIONAL
BANK AND TRUST COMPANY OF CHICAGO,
a National Banking Association, as Trustee under
the provisions of a certain Trust Agreement
dated the 15th day of January, 1985, and known as Trust
Number 63319, the following described real estate situated in
County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As

Property Index Number

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and
purposes herein and in said Trust Agreement set forth.
THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A
PART HEREOF.

And the said grantor hereby expressly waives and releases any and all right or benefit under
and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution
or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and
seal this 28th day of May, 1998

Price-Watson/General Iron Industries, Inc.,
f/k/a General Iron Industries, Inc.

By: Nathan Rosenmutter (SEAL) _____ (SEAL)
Nathan Rosenmutter, Its President

(SEAL) _____ (SEAL)

STATE OF ILLINOIS
COUNTY OF COOK

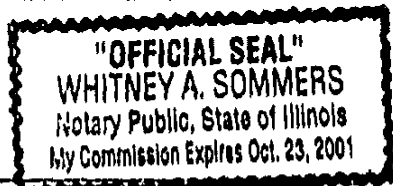
I, Whitney A. Sommers, a Notary Public in and for
said County, in the State aforesaid, do hereby certify
Nathan Rosenmutter personally known to me

to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and
acknowledged that he signed, sealed and delivered of said instrument as a free and voluntary act, for
the uses and purposes therein set forth, including the release and waiver of the right of homestead.
GIVEN under my hand and seal this 20th day of May, 1998

Roger G. Fein
Wildman, Harrold, Allen & Dixon
225 West Jackson Drive, Suite 2800
Chicago, Illinois 60606

Whitney A. Sommers
NOTARY PUBLIC

Prepared By: Roger G. Fein
Buyer, Seller or Representative



MAIL TO: American National Bank and Trust Company of Chicago
BOX 221

N 9800664 dx

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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither American National Bank and Trust Company of Chicago, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything if or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said American National Bank and Trust Company of Chicago the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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Legal Description

ALL THAT PART OF NORTH KINGSBURY STREET LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF LOTS 20 TO 32, BOTH INCLUSIVE, ALSO LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY LYING BETWEEN LOTS 16 TO 20, BOTH INCLUSIVE AND LOT 21 IN RESUBDIVISION OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33 IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID LOTS 20 TO 32, BOTH INCLUSIVE, AND SAID NORTHEASTERLY-SOUTHWESTERLY 16 FOOT ALLEY IN THE RESUBDIVISION OF SUB-BLOCK 3 AFORESAID HAVING BEEN VACATED BY INSTRUMENT RECORDED JANUARY 25, 1901 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 3057998, SAID SOUTHWESTERLY LINE OF LOTS 20 TO 32, BOTH INCLUSIVE, AND SAID ALLEY ALSO BEING DESCRIBED AS THE SOUTHWESTERLY LINE OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF LOTS 1 TO 9, BOTH INCLUSIVE, IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, LYING NORTHWESTERLY OF A LINE DRAWN FROM THE MOST SOUTHERLY CORNER OF SAID LOT 20 IN THE VACATED RESUBDIVISION OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, SAID MOST SOUTHERLY CORNER OF SAID LOT 20, ALSO BEING DESCRIBED AS THE MOST SOUTHERLY CORNER OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION AFORESAID, TO THE MOST EASTERLY CORNER OF LOT 1 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, AND LYING SOUTHEASTERLY OF A LINE 411.23 FEET NORTHWESTERLY OF AND PARALLEL WITH A LINE DRAWN FROM THE MOST SOUTHERLY CORNER OF SAID LOT 20 IN THE SAID VACATED RESUBDIVISION OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, SAID MOST SOUTHERLY CORNER OF SAID LOT 20, ALSO BEING DESCRIBED AS THE MOST SOUTHERLY CORNER OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION AFORESAID, TO THE MOST EASTERLY CORNER OF LOT 1 IN SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, SAID PART OF PUBLIC STREET HEREIN VACATED BEING FURTHER DESCRIBED AS THE SOUTHEASTERLY 411.23 FEET, MORE OR LESS, OF NORTH KINGSBURY STREET LYING BETWEEN THE SOUTH LINE OF WEST CORTLAND STREET AND THE NORTHWESTERLY LINE OF NORTH CLIFTON AVENUE; ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-32-303-006

Commonly Known As: 1900-1940 and 1901-1941 North Kingsbury

ALL OF NORTH CLIFTON AVENUE LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF LOT 31 IN BLOCK 1, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 1 IN BLOCK 2, LYING SOUTHWESTERLY OF A LINE DRAWN FROM THE MOST NORTHERLY CORNER OF LOT 31 IN BLOCK 1 TO THE MOST EASTERLY CORNER OF LOT 1 IN BLOCK 2 AND LYING NORTHEASTERLY OF A LINE DRAWN FROM THE MOST WESTERLY CORNER OF LOT 31 IN BLOCK 1 TO THE MOST SOUTHERLY CORNER OF LOT 1 IN BLOCK 2 ALL IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTIONS 29, 31, 32 AND 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-32-303-006

Commonly Known As: 1900-1926 and 1901-1925 North Clifton

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Legal Description

A PARCEL OF LAND COMPRISED OF PARTS OF LOTS 5 THRU 11 INCLUSIVE IN BLOCK 2 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 8 OF SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH PART OF LOT 3 IN BLOCK 8 OF SAID SHEFFIELD'S ADDITION, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LOT 11 IN BLOCK 2;

THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID LOT AND ALONG THE NORTHEASTERLY LINE OF LOTS 10 AND 9 IN SAID BLOCK 2 (SAID NORTHEASTERLY LINE ALSO BEING THE SOUTHWESTERLY LINE OF NORTH KINGSBURY STREET) A DISTANCE OF 217.66 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE NORTHEASTERLY LINE OF LOTS 9, 8, 7, 6 AND 5, A DISTANCE OF 173.23 FEET;

THENCE NORTHWESTERLY AND WESTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 663.00 FEET, A DISTANCE OF 392.34 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED LOT 11 WHICH IS 143.95 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT, AS MEASURED ALONG SAID WEST LINE;

THENCE SOUTH ALONG SAID WEST LINE A DISTANCE OF 24.65 FEET TO AN ANGLE POINT IN SAID LINE;

THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 11, AND ALONG SAID NORTHWESTERLY LINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 131 FEET, MORE OR LESS, TO THE EDGE OF WATER OF THE NORTH BRANCH OF THE CHICAGO RIVER;

THENCE NORTHWESTERLY AND WESTERLY ALONG SAID EDGE OF WATER PASSING INTO LOT 3 AFORESAID, TO AN INTERSECTION WITH A LINE DRAWN SOUTH, PERPENDICULAR TO THE SOUTH LINE OF WEST CORTLAND STREET, FROM A POINT 185.00 FEET WEST OF THE AFOREMENTIONED NORTHWEST CORNER OF SAID LOT 11, AS MEASURED ALONG SAID SOUTH LINE;

THENCE NORTH ALONG SAID PERPENDICULAR LINE A DISTANCE OF 56 FEET, MORE OR LESS, TO A POINT 147.01 FEET SOUTH FROM SAID SOUTH LINE OF CORTLAND STREET;

THENCE EASTERLY ALONG A CURVED LINE, CONVEX NORTHERLY AND HAVING A RADIUS OF 676.33 FEET, A DISTANCE OF 186.09 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3 (BEING ALSO THE AFOREMENTIONED WEST LINE OF LOT 11) WHICH POINT IS 133.34 FEET SOUTH FROM THE NORTHWEST CORNER OF SAID LOT 11 AS MEASURED ALONG SAID WEST LINE;

THENCE EASTERLY AND SOUTHEASTERLY ALONG A CURVED LINE, CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 673.00 FEET, A DISTANCE OF 220.04 FEET TO A POINT;

THENCE NORTHEASTERLY ALONG A STRAIGHT LINE A DISTANCE OF 37.98 FEET TO THE POINT OF BEGINNING;
IN COOK COUNTY, ILLINOIS.

CONTAINING 20,981 SQUARE FEET OF LAND, MORE OR LESS.

Permanent Index Number: 14-32-303-009/110 and 14-32-501-008/009

Commonly Known As: 1926-38 North Kingsbury Street
Chicago, Illinois

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Legal Description

THAT PART OF SUB-BLOCK 3 OF LOTS 1 AND 2 IN BLOCK 8 IN SHEFFIELD'S ADDITION TO CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF CLIFTON AVENUE (FORMERLY KNOWN AS WABANSIA AVENUE) AND THE NORTHEASTERLY LINE OF KINGSBURY STREET (FORMERLY KNOWN AS HAWTHORNE AVENUE), THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF CLIFTON AVENUE 52.92 FEET TO THE SOUTHERLY CORNER OF A BUILDING KNOWN AS THE TRANSFORMER ROOM OF CONSUMERS COMPANY, THENCE NORTHWESTERLY ALONG A LINE CONTIGUOUS TO THE SOUTHWESTERLY WALL OF SAID TRANSFORMER ROOM, 41.53 FEET TO WESTERLY CORNER THEREOF, THENCE NORTHEASTERLY ALONG A LINE CONTIGUOUS TO THE NORTHWESTERLY WALL OF SAID TRANSFORMER ROOM, 11.83 FEET TO THE CENTER OF A BRICK WALL APPROXIMATELY 12-1/2 INCHES THICK, BEING THE SOUTHWESTERLY WALL OF THE PRESENT CONSUMERS COMPANY ICE PLANT, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID LAST MENTIONED BRICK WALL, 43.35 FEET TO SOUTHEASTERLY WALL OF A BUILDING KNOWN AS CONSUMERS COMPANY TOILET ROOM, THENCE SOUTHWESTERLY ALONG A LINE CONTIGUOUS TO THE SOUTHEASTERLY WALL OF SAID TOILET ROOM 6.65 FEET TO THE SOUTHERLY CORNER OF SAID TOILET ROOM, THENCE NORTHWESTERLY ALONG A LINE CONTIGUOUS TO THE SOUTHWESTERLY WALL OF SAID TOILET ROOM, 10.1 FEET TO THE WESTERLY CORNER OF SAID TOILET ROOM; THENCE NORTHEASTERLY ALONG A LINE CONTIGUOUS TO THE NORTHWESTERLY WALL OF SAID TOILET ROOM, 12.5 FEET TO THE CENTER OF A BRICK WALL APPROXIMATELY 12-1/2 INCHES THICK, BEING THE SOUTH WEST WALL OF THE PRESENT CONSUMERS COMPANY ICE PLANT, THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID LAST MENTIONED WALL, 131.3 FEET; THENCE SOUTHWESTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID CLIFTON AVENUE, 71 FEET TO THE NORTHEASTERLY LINE OF SAID KINGSBURY STREET, THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF KINGSBURY STREET, 226 FEET TO THE POINT OF BEGINNING, AS PER SURVEY OF PREMISES DATED AUGUST 3, 1945 MADE BY B.G. GREMELY (REFERENCES IN THIS LEGAL DESCRIPTION TO PHYSICAL MONUMENTS AND TO THE DESIGNATIONS THEREOF REFER TO CONDITIONS AS THEY EXISTED ON AUGUST 3, 1945) IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-32-304-005
Commonly Known As: 1934 North Clifton
Chicago, Illinois

95-470463

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 28, 1998.

Signature: Waldman, Harold, Allen & Dixon
By: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said agent, this 28th day of May, 1998.

Whitney A. Sommers
Notary Public



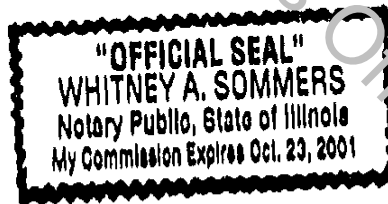
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated May 28, 1998.

Signature: Waldman, Harold, Allen & Dixon
By: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said agent, this 28th day of May, 1998.

Whitney A. Sommers
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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