

TRUSTEE'S DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE made this 25rd day of June, 1998, between AMALGAMATED BANK OF CHICAGO, a corporation duly organized and existing as an Illinois Banking Corporation under the laws of the United States of America, and 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 national banking association in pursuance of a certain Trust Agreement, dated the 30th day of June, 1977, and known as Trust Number 3278, party of the first part, and Palos Bank and Trust Company whose address is 12600 South Harlem Avenue, Palos Heights, IL, as Trustee under the provisions of a certain Trust Agreement, dated the 25th day of December, 1977, and known as Trust Number 1-1204, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby convey and quit-claim unto said party of the second part, the following described real estate situated in Cook County, Illinois, to-wit:

SEE EXHIBITS A AND B ATTACHED HERETO AND MADE AN INTEGRAL PART HEREOF:  
together with the tenements and appurtenances thereunto belonging.

Property Address: 12007-55 South Peoria Street, Chicago, IL 60643  
Permanent Tax Numbers: 25-29-204-001-0000 Vol. 471 through 25-29-204-010-0000 Vol. 471

Lawyers Title Insurance Corporation

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.

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 praesenti 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 198 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

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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 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 AMALGAMATED BANK OF CHICAGO individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement, or decree for anything it 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, 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 the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said AMALGAMATED BANK OF CHICAGO, as Trustee, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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 the exemption of homesteads from sale on execution or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction 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, including the authority to convey directly to the Trustee grantee named herein, 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 and to be attested by one of its Officers, the day and year first above written.

AMALGAMATED BANK OF CHICAGO,  
as Trustee, as aforesaid, and not personally,

By: [Signature]  
Senior Vice President

Attest: [Signature]  
Trust Officer

This Instrument Prepared By:

Joan DiCosola

STATE OF ILLINOIS }  
COUNTY OF COOK } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Officers of AMALGAMATED BANK OF CHICAGO, an Illinois Banking Corporation, personally known to me to be the same persons whose names subscribed to the foregoing instrument as such Officers, respectively, appeared before me, this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth; and a said Officer did also then and there acknowledge that, as custodian of the corporate seal of said banking corporation, did affix the said corporate seal of said banking corporation to said instrument as their own free and voluntary act, and as the free and voluntary act of said banking corporation, as Trustee, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 26th day of June, 1998.

Janet A. Noakes Notary Public

AFTER RECORDING, PLEASE MAIL TO:

NAME LAWYERS TITLE INSURANCE CORPORATION  
STREET 40 SOUTH LA SALLE STREET, 25th FLOOR  
CITY/STATE, ZIP CHICAGO, ILLINOIS 60603

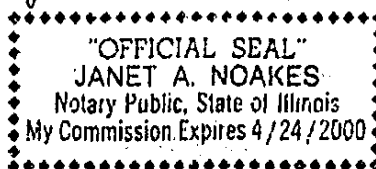


EXHIBIT A  
12007-55 SOUTH PEORIA STREET, CHICAGO, ILLINOIS

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK 8 IN FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH RUNNING PARALLEL WITH PEORIA STREET, 580.365 FEET TO THE NORTH WEST CORNER OF SAID BLOCK 8; THENCE EAST PARALLEL WITH 120<sup>TH</sup> STREET, 241.2 FEET; THENCE SOUTHERLY 137.5 FEET TO A POINT WHICH IS 31.1 FEET WEST OF THE WEST LINE OF GREEN STREET; THENCE SOUTHEASTERLY ON A CURVE FROM TANGENT OF RADIUS 404.5 FEET, A DISTANCE OF 79.7 FEET; THENCE SOUTHEASTERLY ON A TANGENT 172.5 FEET, MORE OR LESS TO A POINT IN THE WEST LINE OF GREEN STREET, WHICH IS 387 FEET SOUTH OF THE SOUTH LINE OF 120<sup>TH</sup> STREET; THENCE SOUTH ON THE SOUTH LINE OF GREEN STREET, 193.167 FEET TO THE SOUTH LINE OF SAID BLOCK 8; THENCE WEST ON SAID SOUTH LINE 266.78 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

LOTS 1 TO 13 BOTH INCLUSIVE, TOGETHER WITH PRIVATE ALLEY LYING BETWEEN LOTS 1 TO 5 INCLUSIVE, AND LOT 6 (EXCEPT THAT PART OF LOT 13 CONVEYED BY DEED TO CHICAGO, WEST PULLMAN AND SOUTHERN RAILROAD COMPANY DATED MARCH 10, 1900 AND RECORDED MARCH 26, 1900 AS DOCUMENT NUMBER 2940067) ALL IN THE SUBDIVISION OF PART OF THE WEST  $\frac{1}{2}$  OF THE EAST  $\frac{1}{2}$  BLOCK 8 IN FIRST ADDITION TO WEST PULLMAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1900 AS DOCUMENT NUMBER 2960661 IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE EAST  $\frac{1}{2}$  BLOCK OF BLOCK 8 IN FIRST ADDITION TO WEST PULLMAN IN SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING AT A POINT 375 FEET SOUTH OF THE SOUTH LINE OF 120<sup>TH</sup> STREET AND 141 FEET WEST OF THE WEST LINE OF HALSTED STREET; THENCE WEST ON A LINE PARALLEL TO THE SOUTH LINE OF 120<sup>TH</sup> STREET; 125.78 FEET TO THE EAST LINE OF GREEN STREET AS RECORDED IN BOOK 62 PAGE 10 OF PLATS; THENCE SOUTH ON THE EAST LINE OF GREEN STREET, 105.18 FEET TO THE NORTH LINE OF ILLINOIS CENTRAL RAILROAD GROUNDS; THENCE EAST ALONG THE NORTH LINE OF SAID ILLINOIS CENTRAL RAILROAD GROUNDS, 125.78 FEET; THENCE NORTH ON A LINE 141 FEET WEST OF THE WEST LINE OF HALSTED STREET TO THE POINT OF BEGINNING, EXCEPTING A STRIP OF GROUND 14 FEET WIDE FOR RAILWAY SWITCH, DESCRIBED IN DEED RECORDED FEBRUARY 1, 1898 AS DOCUMENT NUMBER 2644493 IN BOOK 6217 PAGE 215

ALSO

A STRIP OF LAND 33 FEET WIDE ON EACH SIDE OF A LINE EQUIDISTANT FROM PEORIA STREET AND HALSTED STREET AND BETWEEN 120<sup>TH</sup> STREET AND 121<sup>ST</sup> STREET BEING THE SAME LAND AS SHOWN AS GREEN STREET ON A PLAT RECORDED MAY 31, 1894 AS DOCUMENT NUMBER 2051502, EXCEPT THAT PART THEREOF CONVEYED BY ALVIN C. MCCORD AND HIS WIFE TO CHICAGO WEST PULLMAN AND SOUTHERN RAILROAD COMPANY BY DEED DATED DECEMBER 26, 1918 AND RECORDED MAY 22, 1919 AS DOCUMENT NUMBER 6532119 AND EXCEPT ALL RAILROAD RIGHT OF WAY ACROSS SAID PROPERTY OF RECORD; ALL IN COOK COUNTY, ILLINOIS.

ALSO

AN IRREGULAR PARCEL OF LAND IN BLOCK 8 IN FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH LINE OF 120<sup>TH</sup> STREET THAT IS 241.2 FEET EAST OF THE NORTH WEST CORNER OF SAID BLOCK 8 AND 25.58 FEET WEST OF THE WEST LINE OF VACATED GREEN STREET; THENCE SOUTHERLY 137.5 FEET TO A POINT 31.1 FEET WEST OF THE WEST LINE OF GREEN STREET; THENCE SOUTHEASTERLY ON A CURVE FORMING A TANGENT OF RADIUS OF 404.5 FEET, 79.7 FEET; THENCE SOUTHEASTERLY ON A TANGENT 172.5 FEET MORE OR LESS TO THE WEST LINE OF VACATED GREEN STREET, 387 FEET SOUTH OF THE SOUTH LINE OF 120<sup>TH</sup> STREET; THENCE NORTH ALONG SAID WEST LINE OF VACATED GREEN STREET 137 FEET; THENCE WEST A DISTANCE OF 14 FEET; THENCE NORTH PARALLEL WITH AND 14 FEET PERPENDICULAR DISTANCE FROM THE WEST LINE OF VACATED GREEN STREET, A DISTANCE OF 250 FEET TO A POINT IN THE SOUTH LINE OF 120<sup>TH</sup> STREET; THENCE WEST ALONG SAID SOUTH LINE OF 120<sup>TH</sup> STREET, A DISTANCE OF 11.58 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

ALSO

A STRIP OF LAND 14 FEET IN WIDTH THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS TO WIT:

COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTH 100 FEET OF BLOCK 8 IN THE FIRST ADDITION TO WEST PULLMAN AFORESAID 74.33 FEET EAST OF THE EAST LINE OF GREEN STREET; THENCE NORTHWESTERLY CURVING TO THE RIGHT WITH A RADIUS OF 492.65 FEET A DISTANCE OF 119.95 FEET TO A POINT IN THE EAST LINE OF GREEN STREET 193.6 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 8 IN COOK COUNTY, ILLINOIS

ALSO

THE NORTH 250 FEET OF THE EAST 14 FEET OF THAT PART OF BLOCK 8 LYING WEST OF GREEN STREET IN THE FIRST ADDITION TO WEST PULLMAN AFORESAID IN COOK COUNTY, ILLINOIS

ALSO

A PARCEL OF LAND 17 FEET WIDE DESCRIBED AS FOLLOWS:

SAID STRIP OF LAND IS 9 FEET WIDE WEST OF AND 8 FEET WIDE EAST OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTH LINE OF 120<sup>TH</sup> STREET 5 FEET WEST OF THE WEST LINE OF GREEN STREET (VACATED); THENCE SOUTH PARALLEL TO THE WEST LINE OF GREEN STREET (VACATED) FOR A DISTANCE OF 130 FEET; THENCE SOUTHEASTERLY ON A CURVE WITH A RADIUS OF 492.65 FEET FOR A DISTANCE OF 120 FEET FROM THIS POINT THE STRIP OF LAND IS 8 FEET 6 INCHES WIDE ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE POINT LAST NAMED AND CONTINUING ACROSS GREEN STREET (VACATED) ON A CURVE TO THE SOUTH EAST WITH A RADIUS OF 492.66 FEET FOR A DISTANCE OF 151 FEET TO THE EAST LINE OF GREEN STREET (VACATED). FROM THIS POINT THE STRIP OF LAND IS 10 FEET WIDE WEST OF AND 7 FEET WIDE EAST OF THE FOLLOWING DESCRIBED LINE; BEGINNING IN THE EAST LINE OF GREEN STREET (VACATED) AT THE POINT LAST NAMED AND CONTINUING ON A CURVE TO THE SOUTH EAST WITH A RADIUS OF 492.65 FEET TO THE NORTH LINE OF THE ILLINOIS CENTRAL STATION GROUNDS AT WEST PULLMAN (EXCEPT THAT PART THEREOF COVERED BY PARCELS 6 AND 7 AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

**EXHIBIT B**  
**12007-55 SOUTH PEORIA STREET, CHICAGO, ILLINOIS**

A TRACT OF LAND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTH WEST CORNER OF BLOCK 8 IN FIRST ADDITION TO WEST PULLMAN, A SUBDIVISION OF THE NORTH EAST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH ALONG THE WEST LINE OF BLOCK 8, 580.365 FEET, MORE OR LESS, TO THE NORTH WEST CORNER OF SAID BLOCK 8; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK 8, 458.69 FEET, MORE OR LESS, TO A POINT 141 FEET WEST OF THE WEST LINE OF BLOCK 8, SAID POINT BEING ON THE WEST LINE OF A 16 FOOT ALLEY; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF BLOCK 8, 480.10 FEET, MORE OR LESS, TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 8; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF BLOCK 8, 125.82 FEET, MORE OR LESS, TO THE EAST LINE OF GREEN STREET AS CREATED BY INSTRUMENT RECORDED IN BOOK 62, PAGE 10 OF PLATS; THENCE SOUTH ALONG SAID EAST LINE OF GREEN STREET 100 FEET TO THE SOUTH LINE OF BLOCK 8; THENCE WEST ALONG SAID SOUTH LINE OF BLOCK 8, 332.82 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

SUBJECT TO:

- a. PRIVATE ALLEYS AND RAILROAD RIGHTS OF WAY AS CONTAINED IN DEED FROM MCCORD MFG. CO., INC. TO LOUIS E. EMERMAN, DATED AUGUST 1, 1929 AND RECORDED AUGUST 3, 1929 AS DOCUMENT NUMBER 10445824;
- b. PURPORTED EASEMENT FOR TRACK AND FOR THE MAINTENANCE, OPERATION AND USE THEREOF CONTAINED IN DEED FROM ALVIN C. MCCORD, AND EMILY R. MCCORD, HIS WIFE, TO ILLINOIS CENTRAL RAILROAD CO., CORPORATION OF ILLINOIS, DATED SEPTEMBER 22, 1919 AND RECORDED OCTOBER 23, 1919 AS DOCUMENT 6653507, FOR RAILROAD PURPOSES OVER AND ACROSS VACATED GREEN STREET IN BLOCK 8 OF FIRST ADDITION TO WEST PULLMAN AFORESAID;
- c. RAILROAD RIGHTS OF WAY, SWITCH TRACKS AND APPURTENANCES, IF ANY;
- d. EXISTING LEASES BETWEEN SELLER AND CAINE STEEL, COMPANY AND ANY LEASE MADE BY CAINE STEEL COMPANY OR ANYONE CLAIMING UNDER IT;
- e. GENERAL REAL ESTATE TAXES FOR THE YEAR 1977 AND SUBSEQUENT YEARS.

County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

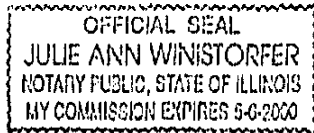
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 07/13/98, 19

SIGNATURE: Mary Kay Durbin  
~~Grantor~~ Agent

Subscribed and sworn to before me by the said Agent this 13th day of July, 19 98.

[Signature]  
Notary Public



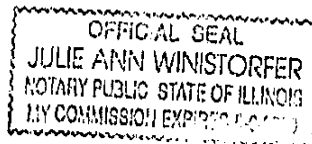
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 07/13/98, 19

SIGNATURE: Mary Kay Durbin  
~~Grantee~~ Agent

Subscribed and sworn to before me by the said Agent this 13th day of July, 19 98.

[Signature]  
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 a Class A Misdemeanor for subsequent offenses.

(Attached 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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