

DEED IN TRUST - QUIT CLAIM

1998-07-31 12:16:36

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR Thomas A. Soudan, Trustee of the Thomas A. Soudan Trust dated 6/18/91 & Carol J. Soudan, Trustee of the Carol J. Soudan Trust dated 6/18/91 of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and OUT-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 27th day of May, 1998, and known as Trust Number 124173-09, the following described real estate situated in Cook County, Illinois, to wit

(Reserved for Recorder's Use Only)

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 319 W. 40th Place, Chicago, Illinois

Property Index Number 20-04-200-012; 20-04-200-019; 20-04-209-020

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.

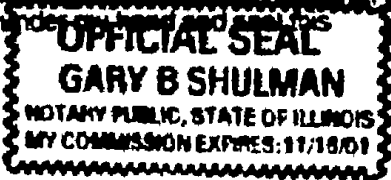
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 27th day of June, 1998

Thomas A. Soudan, Trustee (SEAL)

Carol J. Soudan, Trustee (SEAL)

STATE OF Illinois ) I, Gary B. Shulman, a Notary Public in and for COUNTY OF Cook ) said County, in the State aforesaid, do hereby certify Thomas A. Soudan, as Trustee, and Carol J. Soudan, as Trustee, 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 they 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 27th day of June, 1998

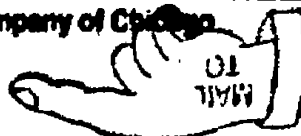


[Signature] NOTARY PUBLIC

Prepared By: Gary B. Shulman Levun, Goodman & Cohen

American National Bank and Trust Company of Chicago

MAIL TO: Gary B. Shulman, Levun, Goodman & Cohen, 500 Skokie Blvd., #650, Northbrook, IL 60062



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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 199 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 that 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

### PARCEL 1:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,029.4 FEET SOUTH OF THE NORTH LINE AND 611.7 FEET EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF SECTION 4 AFORESAID; THENCE SOUTH PARALLEL TO THE WEST LINE OF THE NORTH EAST 1/4 OF SECTION 4 AFORESAID, 191.6 FEET, THENCE WEST ON A LINE 1,221.0 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, AFORESAID, 3.24 FEET TO THE WEST LINE OF THE 7.0 FOOT ALLEY WEST OF AND ADJOINING BLOCK 8 OF W. F. DAY'S SUBDIVISION AND WEST OF AND ADJOINING HUBBARD, CROCKER AND STONE SUBDIVISION, THENCE SOUTH ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 193.71 FEET TO THE INTERSECTION OF THE CENTER LINE OF COLUMNS AND HOLLOW CONCRETE BLOCK WALL BETWEEN SAID COLUMNS, OF A ONE STORY BRICK BUILDING PRODUCED EAST; THENCE WEST ALONG THE CENTER LINE OF SAID COLUMNS 110.61 FEET TO A POINT IN A LINE 497.85 FEET EAST OF, AND PARALLEL TO THE WEST LINE OF THE NORTH EAST 1/4 OF SECTION 4 AFORESAID, THENCE NORTH ALONG SAID LINE 497.85 FEET EAST OF AND PARALLEL TO WEST LINE OF SAID NORTH EAST 1/4, A DISTANCE OF 325.51 FEET TO A LINE 1,029.4 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTH EAST 1/4 OF SECTION 4 AFORESAID, THENCE EAST ALONG SAID LINE, 1,029.4 FEET SOUTH OF AND PARALLEL TO NORTH LINE OF SAID NORTH EAST 1/4, 113.65 FEET TO THE PLACE OF BEGINNING; EXCEPT THAT PART THEREOF BEGINNING AT A POINT 1,354.91 FEET SOUTH OF THE NORTH LINE AND 497.85 FEET EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE EAST ALONG A LINE WHICH PASSES THROUGH THE CENTER OF TWO STEEL COLUMNS AND THE 0.67 OF A FOOT WIDE HOLLOW CONCRETE BLOCK WALL BETWEEN SAID COLUMNS, A DISTANCE OF 110.61 FEET TO THE INTERSECTION WITH THE WEST LINE OF A 7.0 FOOT ALLEY WEST OF AND ADJOINING BLOCK 8 OF W. F. DAY'S SUBDIVISION AND WEST OF AND ADJOINING HUBBARD, CROCKER AND STONE SUBDIVISION (SAID INTERSECTION BEING 1,354.71 FEET SOUTH OF THE NORTH LINE AND 603.36 FEET EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 0.71 OF A FOOT, THENCE WEST 0.92 OF A FOOT, THENCE SOUTH 0.16 OF A FOOT; THENCE WEST 1.09 FEET, THENCE NORTH 0.16 OF A FOOT, THENCE WEST 0.16 OF A FOOT, THENCE SOUTH 0.37 OF A FOOT, THENCE WEST ALONG THE NORTH FACE OF THE SAID CONCRETE BLOCK WALL, DISTANCE OF 90.53 FEET, THENCE NORTH 0.37 OF A FOOT, THENCE WEST 0.18 OF A FOOT, THENCE SOUTH 0.16 OF A FOOT; THENCE WEST 1.09 FEET; THENCE NORTH 0.16 OF A FOOT THENCE WEST 16.62 FEET TO A POINT IN A LINE WHICH IS 497.85 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE SOUTH 0.71 OF A FOOT TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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## PARCEL 2:

EASEMENTS IN PERPETUITY FOR THE BENEFIT OF PARCEL 1 AFORESAID AS CREATED BY THE FOLLOWING INSTRUMENTS: DATED APRIL 30, 1941 AND RECORDED MARCH 19, 1942 AS DOCUMENT 12895364 AND DATED NOVEMBER 16, 1942 AND RECORDED NOVEMBER 23, 1942 AS DOCUMENT 12994090 AND DATED NOVEMBER 16, 1942 AND RECORDED NOVEMBER 23, 1942 AS DOCUMENT 12994091 AND DATED JUNE 30, 1943 AND RECORDED SEPTEMBER 2, 1943 AS DOCUMENT

13134758 AND DATED AUGUST 2, 1944 AND RECORDED AUGUST 8, 1944 AS DOCUMENT 13335091 AND DATED OCTOBER 9, 1944 AND RECORDED OCTOBER 25, 1944 AS DOCUMENT 13384046 AND DATED OCTOBER 26, 1944 AND RECORDED NOVEMBER 6, 1944 AS DOCUMENT 19295955 TO GO UPON, OVER AND ACROSS FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING PROPERTY:

THE SOUTH 40 FEET OF THE NORTH 1,049.6 FEET OF THE WEST 771 FEET OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THAT PART FALLING IN PARCEL 1 ALSO EXCEPT THAT PART LYING WEST OF THE WEST LINE OF PARCEL 1 EXTENDED NORTH) IN COOK COUNTY, ILLINOIS.

## PARCEL 3:

THAT PART OF THE NORTH EAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOTS 5 TO 11, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 22 OF SENESHALL'S SUBDIVISION OF THE 26 RODS SOUTH OF AND ADJOINING THE NORTH 74 RODS OF THE WEST 20 RODS OF SAID 1/4 SECTION CONTAINED WITHIN THE FOLLOWING DESCRIBED PERIMETER:

BEGINNING AT A POINT WHICH IS 206.50 FEET EAST OF THE WEST LINE AND 1,617 FEET SOUTH OF THE NORTH LINE OF SAID 1/4 SECTION BEING ALSO THE SOUTH WEST CORNER OF SAID LOT 22 AFORESAID, THENCE EAST ON A LINE PARALLEL WITH AND 1,617 FEET SOUTH OF THE NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, A DISTANCE OF 401.10 FEET TO THE WEST LINE OF A 7 FOOT ALLEY WEST OF AND ADJOINING BLOCK 8 OF C. F. DAY'S SUBDIVISION AND WEST OF AND ADJOINING BLOCK 8 OF HUBBARD CROCKER AND STONE'S SUBDIVISION, THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY, A DISTANCE OF 262.29 FEET TO THE INTERSECTION OF THE CENTER LINE OF COLUMNS AND HOLLOW CONCRETE BLOCK WALL BETWEEN SAID COLUMNS (SAID INTERSECTION BEING 1,354.71 FEET SOUTH OF THE NORTH LINE AND 608.36 FEET EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4), THENCE NORTH ALONG THE WEST LINE OF SAID ALLEY A DISTANCE OF 0.71 OF A FOOT, THENCE WEST 0.92 OF A FOOT, THENCE SOUTH 0.16 OF A FOOT, THENCE WEST 1.09 FEET, THENCE NORTH 0.16 OF A FOOT THENCE WEST 0.18 OF A FOOT, THENCE SOUTH 0.37 OF A FOOT, THENCE WEST ALONG THE NORTH FACE OF THE SAID CONCRETE BLOCK WALL, A DISTANCE OF 90.53 FEET; THENCE NORTH 0.37 OF A FOOT, THENCE WEST 0.18 OF A FOOT, THENCE SOUTH 0.16 OF A FOOT, THENCE WEST 1.09 FEET, THENCE NORTH 0.16 OF A FOOT, THENCE WEST 16.62 FEET TO A POINT IN A LINE WHICH IS 497.65 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE SOUTH 0.71 OF A FOOT TO A POINT IN A LINE 497.65 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, WHICH IS 1,354.91 FEET SOUTH OF THE NORTH LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, THENCE SOUTH ALONG A LINE 497.65 FEET EAST OF AND

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PARALLEL TO THE WEST LINE OF THE SAID NORTH EAST 1/4 A DISTANCE OF 119.57 FEET, THENCE WEST ALONG A LINE 1,474.48 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID NORTH EAST 1/4 A DISTANCE OF 290.50 FEET, THENCE SOUTH ALONG A LINE PARALLEL TO AND 207.35 FEET EAST OF THE WEST LINE OF THE NORTH EAST 1/4 OF SAID SECTION 4, A DISTANCE OF 15.52 FEET, THENCE WEST PARALLEL TO THE NORTH LINE OF SAID 1/4 SECTION, A DISTANCE OF 0.85 OF A FOOT, THENCE SOUTH ALONG A LINE 206.50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID 1/4 SECTION, BEING ALSO THE WEST LINE OF SAID LOT 22, IN SENESHALL'S SUBDIVISION A DISTANCE OF 127 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Exempt under Provisions of Paragraph E, Section 4, Real Estate Transfer Act.

  
Attorney for Grantor (Date)

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STATEMENT BY GRANTOR AND GRANTEE

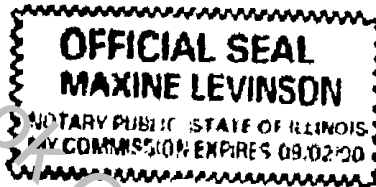
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign Corporation authorized to do business or acquire and hold title to real estate 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: July 20, 1998

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Greg B. Stelan this 20<sup>th</sup> day of July, 1998.

Maxine Levinson  
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: July 20, 1998

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Greg B. Stelan this 20<sup>th</sup> day of July, 1998.

Maxine Levinson  
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.

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