

UNOFFICIAL COPY

TRUSTEE'S DEED

98799134

9774/0243 03 001 Page 1 of 3
1998-09-08 15:24:45
Cook County Recorder 25.00

THIS INDENTURE, dated August 18, 1998

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 October 19, 1983 known as Trust Number 58389 party of the first part, and

(Reserved for Recorder's Use Only)

Evergreen Properties, L.P.C., an Illinois limited liability company
860 W. Evergreen, Chicago, IL 60622

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

ALL PROPERTY IS BEING SOLD AND CONVEYED IN "AS IS" CONDITION WITHOUT REPRESENTATION OR WARRANTY AS TO CONDITION.
Commonly Known As 1515-1519 N. Milwaukee Ave., Chicago, IL 60622

Property Index Number 17-06-200-019-0000 (Lot 32); 17-06-200-018-0000 (Lot 33); and 17-06-200-~~17~~-0000 (Lot 34)
together with the tenements and appurtenances thereunto belong (g).

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

By: GREGORY S. KASPRZYK, VICE PRESIDENT

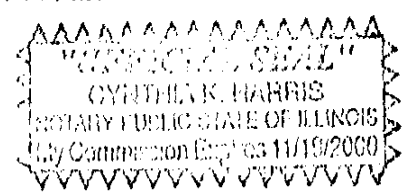
Prepared By: American National Bank and Trust Company of Chicago

BOX 333-CTI

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) **GREGORY 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 August 18, 1998.

Cynthia K. Harris
NOTARY PUBLIC

MAIL TO: DAVID GROSSBERG
SCHNOLL & WENZEL
30 S. WALKER, SUITE 2500
Chicago, IL 60606



Handwritten: H2012, H2915LL

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COOK COUNTY
CLERK
10-NOV-01
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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

SEP-8'99 DEPT. OF REVENUE 590.00
P.D. 10776

COOK COUNTY
CLERK
10-NOV-01
09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 00

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP-8'99 DEPT. OF REVENUE 590.00
P.D. 11424

COOK COUNTY
CLERK
10-NOV-01
09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 00

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP-8'99 DEPT. OF REVENUE 590.00
P.D. 11424

Legal Description

Lots 32 to 34 in Block 3 in Picketts Second Addition to Chicago being Lot 4 in Assessor's Division part of North 1/2 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 1515-1519 North Milwaukee Avenue, Chicago, Illinois 60622

Subject to general real estate taxes for 1997 and subsequent years which may accrue by reason of new or additional improvements during 1997; zoning ordinances, acts done or suffered by or judgments against Purchaser or anyone claiming under Purchaser; month to month holdover tenancy of Salvation Army pursuant to Lease Agreement for 1515 North Milwaukee, Chicago, Illinois; Month to month holdover (as of July 31, 1998) tenancy of ABCO Building Supply Co., Inc. ("ABCO"), pursuant to Lease dated September 24, 1996. ABCO failed to exercise its option to renew; oral month to month lease of David Bon for valet parking; Party Wall on the Northeasterly line of the land as created by Agreement by Emil Wilken and August Wilken and William Enderle recorded August 16, 1876 as document 99046 (Affect Lot 38.); Agreement dated January 23, 1912 and recorded February 2, 1912, in Book 11736 Page 624, as document 4907691 between Morris J. Krout and Richard C. Money relating to party wall between Lot 33 and adjoining Lot 34 and the Southeasterly five inches of Lot 35 (Affects Lot 35.); Agreement made by Asher R.I. Gluck with John E. Dean dated October 1901, and recorded July 1, 1910 in Book 11163 Page 64 as document number 4588053, for a party wall on the dividing line between Lots 41 and 42 in Block 3 (Affects Lot 39, except the Southeasterly 23 7/12 feet thereof and all of Lots 40 and 41.); possible easement for ingress and egress in favor of the owners and occupants of the land Northwesterly of the land through doorway on second floor of the land (Affects Lot 39.); Party Wall rights on the Northwesterly line of Lot 39 (Affects Lot 39.); Agreement made by Emil Wilin and August Wilin and William Enderle dated September 1873, and recorded July 16, 1876 as document 99046 for a party wall on dividing line between Lots 38 and 39; Party Wall agreement recorded August 16, 1976 in Book 645 Page 488 as document 99046 referred to in Deed from Allan J. Wolff December 24, 1935 as Document 11732592 (Affects Lots 39, 40 and 41.); Covenants, conditions, provisions, limitations and Easements as set forth in a certain Easement Agreement recorded by and between Schuler Realty Corporation and Pioneer Trust and Savings bank, as trustee under Trust Number 19129 relating to, pump, water, tank sprinkler system and pump building recorded December 27, 1974 as Document number 22949243; and encroachment of the building located mainly on the land onto the property northeasterly and adjoining by as much as 0.81 feet, and encroachment of the building located mainly on the land onto the property southwesterly and adjoining by approximately 0.10 feet, as shown on plat of survey number 98-43832 prepared by Professionals Associated Survey, Inc. dated July 31, 1998.

COPY OF CHICAGO
CITY OF CHICAGO
DEPARTMENT OF REVENUE
PROPERTY TAX
\$17,700.00 SA

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