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1999-02-03 14:29:04
Cook County Recorder 31.00

TRUSTEE'S DEED (CB)



THIS INDENTURE, dated November 1, 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 August 10, 1976 known as Trust Number 39127 party of the first part, and

(Reserved for Recorder's Use Only)

Conopco, Inc., a New York corporation
390 Park Avenue, New York, NY 10022-4698

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

Commonly Known As 4401 W. North Ave., Chicago, IL 60639
Property Index Number 16-03-105-014-0000; 16-03-105-015-0000; 16-03-105-018-0000
together with the tenements and appurtenances thereunto belonging

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: Eileen F. Neary
EILEEN F. NEARY, TRUST OFFICER

Prepared By: American National Bank and Trust Company of Chicago

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County and State, do hereby certify
COUNTY OF COOK) EILEEN F. NEARY 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 December 31, 1998.

Cynthia K. Harris
NOTARY PUBLIC

BOX 333-CTI

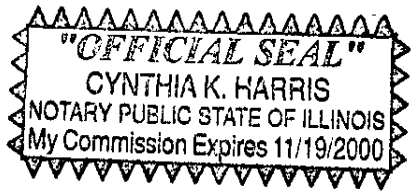


EXHIBIT A

Legal Description

PARCEL 1:

A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION 685.15 FEET; RUNNING WEST 1033.85 FEET, MORE OR LESS, TO THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 300 FEET, 686.25 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE EAST ALONG THE SAID NORTH LINE 1032.4 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING (EXCEPTING FROM SAID TRACT:

(A) THAT PART OF THE WEST 399.47 FEET OF SAID TRACT LYING NORTH OF THE SOUTH 40 FEET THEREOF, AND

(B) THE EAST 369.28 FEET MEASURED FROM THE CENTER LINE OF NORTH KOSTNER AVENUE OF THE NORTH 180.23 FEET OF THE SOUTH 200.23 FEET OF SAID TRACT).

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AN AGREEMENT MADE BY JOHNSON CHAIR COMPANY, A CORPORATION OF ILLINOIS, AND LOUIS HANSON AND LOUIS HANSON COMPANY, A CORPORATION OF ILLINOIS, DATED MAY 29, 1908 AND RECORDED JULY 20, 1908 AS DOCUMENT 4233763, AS AMENDED BY AGREEMENT DATED JANUARY 23, 1909 AND RECORDED FEBRUARY 5, 1909 AS DOCUMENT 4324798, AND AS FURTHER MODIFIED AND AMENDED BY AGREEMENT RECORDED JANUARY 28, 1959 AS DOCUMENT 17439012 FOR INGRESS AND EGRESS, AS A PRIVATE WAY OR ROAD OVER A STRIP OF LAND 40 FEET IN WIDTH, THE CENTER LINE OF WHICH IS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID, WHICH POINT IS 685.15 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 3; THENCE RUNNING WEST 1000.85 FEET TO A POINT IN THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID, WHICH IS 686.25 FEET SOUTH OF THE NORTH LINE OF SECTION 3 AFORESAID (EXCEPT THE NORTH 20 FEET THEREOF FALLING IN PARCEL 1).

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR THE USE OF A RAILROAD DESCRIBED IN AGREEMENT BETWEEN JOHNSON CHAIR COMPANY, A CORPORATION OF ILLINOIS, AND THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, A CORPORATION, DATED JUNE 29, 1908 AND REFERRED TO AND CREATED BY TRUSTEE'S DEED FROM LIBERTY NATIONAL BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 8337 TO THE AMERICAN BRASS COMPANY, A CORPORATION OF CONNECTICUT, DATED DECEMBER 16, 1949 AND RECORDED DECEMBER 28, 1949 AS DOCUMENT 14704086, OVER THE PREMISES DESCRIBED AS FOLLOWS:

THAT PART OF A 9 FOOT STRIP OF LAND LYING NORTH OF AND EXTENDING UP TO THE SOUTH LINE AND LYING EAST OF AND EXTENDING UP TO THE WEST LINE AND LYING WEST OF AND EXTENDING UP TO THE EAST LINE OF THE WEST 399.47 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

EXHIBIT A

Legal Description

(Continued)

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3 AFORESAID; RUNNING THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION, 685.15 FEET; RUNNING THENCE WEST 1033.85 FEET TO THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH ALONG SAID EAST LINE OF SAID WEST 300 FEET, 686.25 FEET TO THE NORTH LINE OF SAID SECTION 3; THENCE EAST ALONG SAID NORTH LINE 1032.4 FEET TO THE PLACE OF BEGINNING, SAID 9 FOOT STRIP OF LAND BEING 4 1/2 FEET IN WIDTH ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID WEST 399.47 FEET WHICH IS 4.50 FEET EAST OF THE SOUTHWEST CORNER THEREOF; RUNNING THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEXING NORTHWESTERLY AND HAVING A RADIUS OF 248 FEET TO A POINT WHICH IS 237 FEET EAST AND 154.50 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 399.47 FEET; THENCE EAST IN A STRAIGHT LINE TO A POINT WHICH IS 90.17 FEET WEST AND 154.17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST 399.47 FEET; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEXING SOUTHEASTERLY AND HAVING A RADIUS OF 425 FEET TO A POINT IN THE EAST LINE OF SAID WEST 399.47 FEET WHICH IS 164 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

Permanent Tax No.:

16-07-105-014-0000

16-03-105-015-0000

16-03-106-018-0000

Commonly known as:

4401 W. North Avenue

Chicago, Illinois 60639

PREPARED BY COOK COUNTY CLERK'S OFFICE

EXHIBIT A
(continued)

I HEREBY DECLARE: This Trustee's Deed represents a transaction exempt from tax under the provisions of paragraph (j), Section 31-45, Real Estate Transfer Tax Law. (35 ILCS 200/31-45)

Dated: 01-05-99

John T. Huntington
John T. Huntington, Attorney

THIS INSTRUMENT PREPARED BY: John T. Huntington
McBride Baker & Coles
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60521

MAIL SUBSEQUENT TAX BILLS TO: Conopco, Inc.
UNUS Tax Department
800 Sylvan Avenue
Englewood Cliffs, NJ 07632-320

MAIL THIS INSTRUMENT TO: John T. Huntington
McBride Baker & Coles
One Mid America Plaza
Suite 1000
Oakbrook Terrace, IL 60181

I HEREBY DECLARE THAT THE ATTACHED DEED REPRESENTS A TRANSACTION EXEMPT FROM TAXATION UNDER THE CHICAGO TRANSACTION TAX ORDINANCE BY PARAGRAPH(S) 1 OF SECTION 2001-286 OF SAID ORDINANCE

2-1-99 *Barbara Di Rienzo*
Date Buyer, Seller, or Representative

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

John T. Huntington, being duly sworn on oath, states that he resides at One Mid America Plaza, Suite 1000, Oakbrook Terrace, Illinois 60181. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed

-OR-

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new street or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

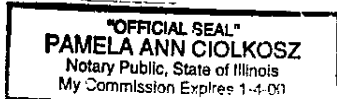
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Handwritten signature of John T. Huntington
John T. Huntington

SUBSCRIBED AND SWORN TO
before me this 5th day
of January, 1999.

Handwritten signature of Pamela Ann Ciolkosz
Notary Public



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 01-05, 1999

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to this 5th
day of January, 1999.

Pamela Ann Ciolkosz
Notary Public 2



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 01-05, 1999

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before this 5th
day of January, 1999.

Pamela Ann Ciolkosz
Notary Public 2



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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]