

# UNOFFICIAL COPY

0 3 5 3 3 3 1

## EXHIBIT A

Trust No. 44013

### Legal Description

#### PARCEL 1:

1392021  
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF THE TERMINAL RAILROAD COMPANY WHICH IS 618.73 FEET WEST OF THE WEST LINE OF PULASKI ROAD (SAID WEST LINE BEING 50 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4); THENCE NORTH ON A LINE PARALLEL WITH SAID WEST LINE OF PULASKI ROAD 617 FEET; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF TERMINAL RAILROAD COMPANY, 365 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF PULASKI ROAD, 504 FEET; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF TERMINAL RAILROAD COMPANY, 332 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE WEST LINE OF PULASKI ROAD 113 FEET; THENCE EAST TO THE PLACE OF BEGINNING

#### PARCEL 2:

1392021  
THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT LINE RAILROAD 270 FEET EAST OF ITS INTERSECTION WITH THE EAST LINE OF SOUTH KEELER AVENUE; THENCE NORTH PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE 113 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT LINE RAILROAD 332 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SOUTH KEELER AVENUE, 113 FEET; THENCE WEST ON THE NORTH LINE OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT LINE RAILROAD, 332 FEET TO THE POINT OF BEGINNING

#### PARCEL 3:

1392023  
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE WEST LINE OF PULASKI ROAD (SAID WEST LINE BEING 50 FEET WEST OF THE EAST LINE OF SOUTHEAST 1/4) AT A POINT 284 FEET NORTH OF THE NORTH LINE OF THE TERMINAL RAILROAD COMPANY; THENCE WEST ON A LINE PARALLEL WITH SAID NORTH LINE OF TERMINAL RAILROAD COMPANY, 618.73 FEET; THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF PULASKI ROAD, 317 FEET; THENCE EAST ON A LINE PARALLEL WITH SAID NORTH LINE OF TERMINAL RAILROAD COMPANY, TO THE WEST LINE OF PULASKI ROAD; THENCE SOUTH ON THE WEST LINE OF PULASKI ROAD TO THE PLACE OF BEGINNING, (EXCEPT THE EAST 555.73 FEET THEREOF)

3633831

# UNOFFICIAL COPY

0 3 6 3 3 8 3 1

PARCEL 4:

17207  
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 983.75 FEET WEST OF THE WEST LINE OF PULASKI ROAD (SAID WEST LINE BEING 50 FEET WEST OF THE EAST LINE OF SAID SOUTH EAST 1/4) AND 584 FEET NORTH OF THE NORTH LINE OF TERMINAL RAILROAD COMPANY; THENCE WEST ON A LINE PARALLEL WITH THE NORTH LINE OF TERMINAL RAILROAD COMPANY, TO THE EAST LINE OF SOUTH KEELER AVENUE; THENCE NORTH ON THE EAST LINE OF SOUTH KEELER AVENUE 181 FEET 10 3/8 INCHES; THENCE EAST ON A LINE PARALLEL WITH THE NORTH LINE OF TERMINAL RAILROAD COMPANY, 270 FT; THENCE SOUTH TO THE PLACE OF BEGINNING

PARCEL 5:

THE WEST 1/2 (EXCEPT THE WEST 303 FEET THEREOF) OF A STRIP OF LAND 66 FEET WIDE ACROSS THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID STRIP BEING 33 FEET ON EAST SIDE OF A CENTER LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 10 WHICH IS 880.8 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 10, THENCE WEST 1,337 FEET TO A POINT ON THE WEST LINE OF SAID SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, WHICH IS 874.2 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 10, IN COOK COUNTY, ILLINOIS

PARCEL 6:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 AND (EXCEPT WEST 16 FEET) LOT 15 AND VACATED ALLEY NORTH AND ADJOINING SAID LOTS ALL IN BLOCK 2 IN OLIVER SALINGER AND COMPANY'S AVENUE AND 55TH STREET SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF INDIANA HARBOR RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS

PARCEL 7:

THE SOUTH PORTION OF A PARCEL OF LAND DESCRIBED AS LOTS 20, 25, 32 AND 33 (EXCEPT THAT PART CONVEYED TO THE JOLIET AND CHICAGO RAILROAD COMPANY) AND THAT PART OF LOT 40 LYING NORTH OF THE JOLIET AND CHICAGO RAILROAD (EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 33 AND 40 CONVEYED TO THE CHICAGO AND ALTON RAILROAD COMPANY BY DEED RECORDED OCTOBER 2, 1903, AS DOCUMENT 3449234 IN BOOK 8250, PAGE 387, IN COOK COUNTY, ILLINOIS

ALSO

ALL THAT PART OF LOTS 23, 26, 31, 34 AND 39 LYING EASTERLY OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO JUNCTION RAILWAY AND NORTHERLY OF A CURVED LINE CONVEX TO THE SOUTH HAVING A RADIUS OF

# UNOFFICIAL COPY

0 3 3 3 3 3 1

1435.74 FEET, SAID CURVED LINE BEING 47 FEET NORTHERLY AT RIGHT ANGLES FROM AND PARALLEL WITH THE NORTHERLY RIGHT OF WAY OF THE CHICAGO AND ALTON RAILROAD COMPANY, THE WESTERLY END OF SAID CURVED LINE BEING A POINT IN THE EASTERLY LINE OF CHICAGO JUNCTION RAILWAY COMPANY WHICH IS 46.75 FEET SOUTH AT RIGHT ANGLES FROM THE NORTH LINE OF SAID LOT 39 AND THE EASTERLY END OF SAID CURVED LINE BEING A POINT IN THE WEST LINE OF A 25 FOOT ALLEY, NOW VACATED, WHICH IS 21.18 FEET SOUTH MEASURED ON SAID WEST LINE FROM SAID NORTH LINE OF LOT 39 (EXCEPT THEREFROM THOSE PORTIONS OF SAID LOTS 23, 26, 31, 34 AND 39 CONVEYED TO THE CHICAGO JUNCTION RAILWAY COMPANY BY DEED RECORDED MARCH 5, 1920 AS DOCUMENT NO. 6753591 IN BOOK 15823, PAGE 484, IN COOK COUNTY, ILLINOIS

ALSO

ALL THAT PART OF THE CERTAIN STRIP OF LAND 25 FEET IN WIDTH ORIGINALLY LAID OUT AS AN ALLEY (AND NOW VACATED) WEST OF AND ADJOINING SAID LOTS 24, 25, 32, 33 AND 40 AND EAST OF AND ADJOINING SAID LOTS 23, 26, 31, 34 AND 39 LYING NORTHERLY OF THE NORTHERLY LINE OF LANDS OF THE CHICAGO AND ALTON RAILROAD, CONVEYED BY DEED RECORDED IN BOOK 8250, PAGE 387, ALL OF SAID PREMISES BEING IN THE TOWN OF BRIGHTON IN THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SOUTH PORTION IS ALL THAT PART OF THE ABOVE DESCRIBED PARCEL WHICH LIES SOUTH OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SOUTH WESTERN AVENUE WHICH IS 242.46 FEET SOUTH OF THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH LINE OF WEST 36TH STREET AND RUNNING THENCE WEST ALONG A LINE PERPENDICULAR TO SAID WEST LINE OF SOUTH WESTERN AVENUE A DISTANCE OF 491.89 FEET TO ITS INTERSECTION WITH THE EAST LINE OF LANDS OF CHICAGO JUNCTION RAILWAY COMPANY; CONTAINING 128265 SQUARE FEET OF LAND, MORE OR LESS, AS DESCRIBED IN DEED DATED DECEMBER 3, 1947 AND RECORDED DECEMBER 11, 1947 AS DOCUMENT 14211674, IN COOK COUNTY, ILLINOIS

ALSO

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS FROM SAID ABOVE DESCRIBED PREMISES TO 36TH STREET OVER THE WEST 25 FEET OF SAID PREMISES IMMEDIATELY TO THE NORTH DESCRIBED IN, AND SUBJECT TO CONDITIONS AND RESTRICTIONS IN DEED DATED DECEMBER 3, 1947 AND RECORDED DECEMBER 11, 1947 AS DOCUMENT 14211674, ALL IN COOK COUNTY, ILLINOIS.

3633831

3320c:062387

# UNOFFICIAL COPY

0 3 5 4 3 3 3 1

## Street Addresses of Mortgaged Premises:

5320 South Karlov Avenue  
Chicago, Illinois

4109-33 West 52nd Place  
Chicago, Illinois

4043 West 52nd Place  
Chicago, Illinois

4138-44 West 52nd Place  
Chicago, Illinois

5340 South Karlov Avenue  
Chicago, Illinois

54th and Karlov Avenue  
(4100 West 54th Street)  
Chicago, Illinois

3636 South Western Avenue  
Chicago, Illinois

## Tax Index Numbers of Mortgaged Premises:

19-10-408-012  
19-10-408-017  
19-10-408-018  
19-10-408-023  
19-10-408-034  
19-10-408-037  
19-10-413-023  
16-36-414-006

3320c:062387

3633831

# UNOFFICIAL COPY

3633831

This Indenture Witnesseth That the Grantor (s) CYNTHIA MARIE BRETSCHER, formerly known as CYNTHIA M. NELSON, married to MARK BRETSCHER, JANE LOUISE NELSON, a spinster, SUSAN MARIE MATSON, formerly known as SUSAN MARIE NELSON, married to JAMES MATSON, THOMAS STEVENS NELSON, married to BONNIE NELSON, and GREGORY PAUL NELSON, married to DEBORAH NELSON of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars,

and other good and valuable considerations in hand, paid, Convey and Quit-Claim unto HARRIS TRUST AND SAVINGS BANK, 111 West Monroe Street, Chicago, Illinois 60600, a corporation of Illinois, as Trustee under the provisions of a trust agreement dated the 19th day of May 1987, known as Trust Number 44013, the following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal description

Permanent Index Nos: 19-10-408-017-0000, 19-10-408-018-0000, 19-10-408-012-0000, 19-10-408-023-0000, 19-10-408-034-0000, 19-10-408-037-0000, 19-10-413-023-0000

Commonly know as: 4109-31 West 52nd Street, Chicago, Illinois

TO HAVE AND TO HOLD the said premises 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 property 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 premises or any part thereof, and to deal with said property 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 in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 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 some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee 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 the, his or their predecessors in trust.

The interest of each and every beneficiary hereunder 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 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.

If the title to any of the above lands 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.

And the said grantor(s) 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 the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid ha<sup>v</sup>e hereunto set their hand and

sent this 19th day of May 1987.  
Cynthia Marie Bretscher (SEAL)  
Jane Louise Nelson (SEAL)  
Susan Marie Matson (SEAL)  
Thomas Stevens Nelson (SEAL)  
Gregory Paul Nelson (SEAL)  
 THIS INSTRUMENT WAS PREPARED BY

Robert W. Earhart, Jr. Name 55 W. Monroe St., Suite 1200  
 Chicago, Illinois 60603

71-04-950 12 E # 1204170 ZAWACKI  
 02111001  
 July 14, 1989 Day after tomorrow property on lot # 13972617, 1397201, 1397203 subject property  
 I hereby certify that attached copy of this instrument is a true and correct copy of the original instrument as recorded in the Public Office of Cook County, Illinois.

Exempt under provisions of Paragraph Section 4, Real Estate Transfer Tax Act.  
 Date July 8, 1987  
 Robert W. Earhart, Jr.

3633831



UNOFFICIAL COPY

BOX 8

TRUST No.....

DEED IN TRUST

TO  
HARRIS TRUST AND SAVINGS BANK  
TRUSTEE  
PROPERTY ADDRESS

HARRIS TRUST AND SAVINGS BANK  
111 West Monroe Street  
CHICAGO

12345 (REV. 11/73)

Property of Cook County Clerks Office

2/29/07  
1390021  
1390023

3633833

3633833

OFFICIAL SEAL  
ROBERT W. FARHART, JR.  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 4/16/91

7100950

GIVEN under my hand and Notarial Seal this 19th day of May 1987  
Robert W. Farhart, Jr.  
Notary Public.

and waiver of the right of homestead.  
free and voluntary act, for the uses and purposes therein set forth, including the release  
signed, sealed and delivered the said instrument as Wife  
the foregoing instrument appeared before me this day in person, and acknowledged that  
personally known to me to be the same person, whose name, as subscribed to

Cynthia Marie Betscher, formerly known as Cynthia M. Nelson,  
married to Mark Betscher, Jane Louise Nelson, a spinster,  
married to James Nelson, Thomas Steven Nelson, married to Dorcie  
Nelson, and Gregory Lou Nelson, married to Richard Nelson, who are

a Notary Public, in and for said County, in the State aforesaid, do hereby certify that  
STATE OF ILLINOIS }  
COUNTY OF COOK } ss. I, Robert W. Farhart, Jr.