

# UNOFFICIAL COPY

03724716

## CERTIFICATE AS TO DIRECTORS' AND SHAREHOLDERS' RESOLUTIONS

I, EUGENE L. SHEPP, do hereby certify as follows:

1. I am the duly elected, qualified and acting Assistant Secretary of T.J. Flanagan, Inc., a corporation duly organized, existing and in good standing under the laws of the State of Illinois.

2. I have examined the corporate records of said corporation.

3. The following are full, true and correct copies of resolutions duly adopted at a joint meeting of the Board of Directors of T.J. Flanagan, Inc. and its sole shareholder, Philip Rootberg & Company on May 20, 1988, said meeting having been held in accordance with said corporation's Articles of Incorporation and By-Laws and all applicable laws, and which resolutions have not in any way been modified or rescinded and are still in full force and effect.

"RESOLVED that this corporation is authorized and directed to transfer legal ownership of the property commonly known as 6800 W. Bloomingdale, Chicago, Illinois to Jordon H. Kaiser, Walter Kaiser and Burton Kaiser in furtherance of a certain tax free exchange of real property involving said individuals and further that said corporation will agree with first class. Re. No. 105462-01

"FURTHER RESOLVED that the proper officers of this corporation are hereby authorized and directed to execute and deliver a warranty deed for said property and any and all other documents required to effect said transfer."

IN WITNESS WHEREOF, I have executed this Certificate in my capacity as Assistant Secretary of T.J. Flanagan, Inc. this 13th day of July, 1988.

  
Eugene L. Shepp, Assistant Secretary

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# UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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3458111

PARCEL A: **UNOFFICIAL COPY** 13 32 400 036

## SUB-PARCEL A1:

THE SOUTH 165.78 FEET OF LOT 4 (EXCEPT THE WEST 350 FEET) IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF DATED DECEMBER 26, 1924 AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS JANUARY 9, 1925 AS DOCUMENT 8732302 AND FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS JANUARY 9, 1925 AS DOCUMENT LR241222;

ALSO

13-32-400-036

## SUB-PARCEL A2:

THAT PART OF THE SOUTH 165.78 FEET OF LOT 2 LYING EAST OF THE EAST LINE OF LOT 4 AND WEST OF THE CENTER LINE OF A 50 FOOT PRIVATE STREET BEING DRAWN PARALLEL WITH AND 932.24 FEET EAST OF THE WEST LINE OF SAID LOT 4 IN KEENEY'S INDUSTRIAL DISTRICT AFORESAID;

PARCEL B:

13-32-400-023

THE SOUTH 165.78 FEET OF THE WEST 337 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNERS DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF MADE UNDER DATE OF DECEMBER 26, 1924, BY CHICAGO GUARANTEE SURVEY COMPANY AND FILED FOR RECORD IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON JANUARY 3, 1925 AS DOCUMENT LR241222;

PARCEL C:

13-32-400-045

THE EAST 13 FEET OF THE WEST 350 FEET OF THE SOUTH 165.78 FEET OF LOT 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

PARCEL D:

13-32-400-030

A STRIP OF LAND IN THAT PART OF LOT 4 AND LOT 2 IN KEENEY INDUSTRIAL DISTRICT AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 4, SAID KEENEY INDUSTRIAL DISTRICT, 165.78 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT 4 IN SAID KEENEY INDUSTRIAL DISTRICT, RUNNING THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 4 (SAID SOUTH LINE BEING ALSO THE NORTH LINE OF BLOOMINGDALE AVENUE), A DISTANCE OF 826.08 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE RIGHT OF WAY (AT POINT OF TANGENCY) CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY ON OCTOBER 4, 1932 BY DEED RECORDED NOVEMBER 9, 1932 AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY, BEING A CURVED LINE CONVEXED NORTHWESTERLY, THE LAST DESCRIBED COURSE BEING TANGENT THERETO AND HAVING A RADIUS OF 487.6 FEET, A DISTANCE OF 132.9 FEET; THENCE WEST ON A LINE PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF LOT 4 AFORESAID, A DISTANCE OF 696.98 FEET TO ITS INTERSECTION WITH THE WEST LINE OF SAID LOT 4; THENCE SOUTH ON SAID WEST LINE 18 FEET TO THE POINT OF BEGINNING;

PARCEL E:

13-32-400-036

THAT PART OF LOTS 2, 3 AND 4 IN KEENEY INDUSTRIAL DISTRICT, BEING AN OWNER'S DIVISION IN THE SOUTH EAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 4, IN SAID KEENEY INDUSTRIAL DISTRICT, BEING THE EAST LINE OF NORTH MONITOR AVENUE, 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4; THENCE NORTH ALONG THE EAST LINE OF THE NORTH MONITOR AVENUE, A DISTANCE OF 160 FEET; THENCE EAST ALONG A LINE DRAWN PARALLEL WITH AND 343.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 450.99 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE LAND CONVEYED TO CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED OCTOBER 4, 1932 AND RECORDED NOVEMBER 9, 1932, AS DOCUMENT 11162537 AND FILED DECEMBER 27, 1932 AS DOCUMENT LR599299; THENCE SOUTH EASTERLY ALONG SAID RIGHT OF WAY LINE BEING A CURVED LINE CONVEXED SOUTH WESTERLY AND HAVING A RADIUS OF 487.60 FEET, A DISTANCE OF 297.58 FEET (ARC), TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 183.78 FEET NORTH OF THE SOUTH LINE OF SAID LOT 4, BEING THE NORTH LINE OF RIGHT OF WAY CONVEYED TO THE TRUSTEES OF THE PROPERTY OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY BY DEED DATED AUGUST 2, 1940 AND FILED JUNE 5, 1941 AS DOCUMENT LR 899490; THENCE WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 696.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

5800 W. Bloomingdale  
Chicago, Illinois

13-32-400-036

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Property of Cook County Clerk's Office

2011-01-01

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TRUSTEE'S DEED

3721716

*[Handwritten Signature]*

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 14th day of July, 1988, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association 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 18th day of May, 1988, and known as Trust Number 105462-08 party of the first part, and T. J. Flanagan, Inc., an Illinois Corporation, c/o Phillip Rottberg & Co., Suite 800, 250 S. Wacker Drive, Chicago, IL 60606 party of the second part.

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

See attached legal description - Exhibit "A".

TO HAVE AND TO HOLD the same unto said party of the second part to the proper use, benefit and behoof, forever, of said party of the second part.

13-32-400-023  
13-32-400-025  
13-32-400-030  
13-32-400-036

This deed is executed by the party of the first part, as Trustee, on behalf of 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 thereto enabling. This deed is made subject to the liens of all other 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 Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO as Trustee, on behalf of, and not personally.



By: *[Signature]* VICE PRESIDENT  
Attest: *[Signature]* ASSISTANT SECRETARY

STATE OF ILLINOIS, COUNTY OF COOK  
P. H. Johansen  
THIS INSTRUMENT PREPARED BY

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as custodian of the corporate seal of said National Banking Association, caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO  
"OFFICIAL SEAL"  
N. LASALLE  
CHICAGO, ILLINOIS  
Sovieriski  
Notary Public, State of Illinois  
My Commission Expires 6/27/92

Given under my hand and Notary Seal.

Date 7/14/88

*L. M. Sovieriski*  
Notary Public

NAME Eugene Shepp  
STREET 25 E. WASHINGTON #600  
CITY Chicago, IL 60602

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

5800 W. Bloomingdale  
Chicago, IL 60622

INSTRUCTIONS  
RECORDER'S OFFICE BOX NUMBER

71-64-117 D1  
COP. RESOLUTION ATTACHED  
JUL 19 1988  
AFFECTS PROPERTY OF  
71-64-117-76 AND OTHER PROPERTIES

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4  
CHICAGO TRANSACTION TAX ORDINANCE  
DATE 7/14/88  
BUYER, SELLER, REPRESENTATIVE  
Buyer, Seller or Representative

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JUL 19 PM 2:33  
CLERK OF DEEDS  
REGISTER OF DEEDS

AGE OF GRANTOR	
ADDRESS	
HUSBAND	
WIFE	
Submitted by	3724716 (initials)
Address	
Deliver New Grant To	
Remainder to	
Original	

1094173  
 875628  
 774787  
 090600  
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CHICAGO TITLE INS  
 7-11-91-11  
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