

# UNOFFICIAL COPY

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## LEGAL DESCRIPTION

### PARCEL 1:

49947  
LOTS 14 THROUGH 26 IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

### PARCEL 2:

LOT 27 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CLYBOURN AVENUE;

### PARCEL 3:

1071007  
LOT 28 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CLYBOURN AVENUE;

### PARCEL 4:

LOT 29 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION BY SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CLYBOURN AVENUE;

### PARCEL 5:

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THE SOUTHEASTERLY 1/2 OF THE VACATED PUBLIC ALLEY ADJACENT TO LOT 29 IN SUBDIVISION OF THAT PART OF LOT 14 IN THE SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 29; THENCE NORTHWESTERLY ALONG AN EXTENSION OF THE SOUTHWESTERLY LINE OF LOT 29 AFORESAID 8 FEET; THENCE NORTHEASTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 29 TO A POINT ON A LINE DRAWN FROM THE INTERSECTION OF THE NORTHEASTERLY AND NORTHWESTERLY LINES OF LOT 29 TO THE INTERSECTION OF THE EAST AND SOUTHEASTERLY LINES OF LOT 31; THENCE SOUTHEASTERLY TO THE MOST NORTHERLY CORNER OF LOT 29; THENCE SOUTHWESTERLY TO THE POINT OF BEGINNING;

EXHIBIT "A"

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## PARCEL 6:

THAT PART OF LOTS 30 AND 31, IN THE SUBDIVISION OF THAT PART OF LOT 14 IN THE SNOW ESTATE SUBDIVISION, LYING NORTH OF CLYBOURN AVENUE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING NORTHWESTERLY AND NORTHERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 30, 25.5 FEET NORTHWESTERLY OF THE SOUTH EAST CORNER OF SAID LOT 30, THENCE NORTHEASTERLY PERPENDICULAR TO THE SOUTHWESTERLY LINE OF SAID LOT 30, A DISTANCE OF 71.0 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 31, 42.5 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 30;

## PARCEL 7:

THAT PART OF LOTS 30 AND 31 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 30 AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, A DISTANCE OF 68 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 31, WHICH IS 62.50 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT; THENCE NORTH ON THE EAST LINE OF LOT 31, A DISTANCE OF 20 FEET; THENCE WESTERLY ON A STRAIGHT LINE, A DISTANCE OF 36.17 FEET, MORE OR LESS, TO A POINT ON A LINE 25.5 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 30, AND 71 FEET NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF SAID LOT 30; THENCE SOUTHWESTERLY ALONG A LINE 25.50 FEET NORTHWESTERLY OF AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 30, A DISTANCE OF 71 FEET TO THE SOUTHWESTERLY LINE OF SAID LOT 30; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 30 TO THE POINT OF BEGINNING;

## PARCEL 8:

THAT PART OF LOT 31 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION, LYING NORTH OF CLYBOURN AVENUE IN THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID LOT 31 AND RUNNING THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT AND THE NORTHWESTERLY LINE OF SAID LOT, EXTENDED NORTHEASTERLY, A DISTANCE OF 68 FEET; THENCE EASTERLY TO A POINT ON THE EAST LINE OF SAID LOT 31 WHICH IS 62.50 FEET SOUTH OF THE NORTH EAST CORNER OF SAID LOT 31; THENCE SOUTH AND SOUTHWESTERLY ALONG THE EAST AND SOUTHEASTERLY LINES OF SAID LOT TO THE SOUTH EAST CORNER OF SAID LOT 31; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 31 TO THE POINT OF BEGINNING;

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## PARCEL 9:

THAT PART OF THE VACATED ALLEY (EXCEPT THE SOUTHEASTERLY 8 FEET THEREOF) IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE AFORESAID, WHICH LIES SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 31 AND SOUTHWESTERLY OF A STRAIGHT LINE DRAWN FROM THE INTERSECTION OF THE NORTHEASTERLY AND NORTHWESTERLY LINES OF LOT 29 IN SAID SUBDIVISION TO THE INTERSECTION OF THE EAST AND SOUTHEASTERLY LINES OF LOT 31 AFORESAID;

## PARCEL 10:

THAT PART OF THE VACATED ALLEY LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF LOT 14, LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 16 AND LYING SOUTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE EASTERLY CORNER OF SAID LOT 16 TO THE NORTHERLY CORNER OF SAID LOT 14 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE AFORESAID;

## PARCEL 11:

THAT PART OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 13, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOT 14 AND LYING EASTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTH WEST CORNER OF SAID LOT 13 TO THE INTERSECTION OF THE NORTH LINE AND THE NORTHWESTERLY LINE OF SAID LOT 14 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE AFORESAID;

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## PARCEL 12:

THAT PART OF THE VACATED ALLEY LYING SOUTHWESTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOT 13, LYING NORTHEASTERLY OF AND ADJOINING A LINE DRAWN FROM THE INTERSECTION OF THE NORTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF LOT 16 TO THE INTERSECTION OF THE NORTH LINE AND THE NORTHWESTERLY LINE OF LOT 14, LYING NORTHWESTERLY OF AND ADJOINING A LINE DRAWN FROM THE SOUTH WEST CORNER OF SAID LOT 13 TO THE INTERSECTION OF THE NORTH LINE AND THE NORTHWESTERLY LINE OF SAID LOT 14 AND SOUTHERLY OF AND ADJOINING THE SOUTH LINE OF THE NORTH 16 FEET OF SAID LOT 13 PRODUCED WEST TO THE NORTHEASTERLY LINE OF SAID LOT 16 IN THE SUBDIVISION OF THAT PART OF LOT 14 IN SNOW ESTATE SUBDIVISION LYING NORTH OF CLYBOURN AVENUE AFORESAID;

## PARCEL 13:

LOT 13 (EXCEPT THE NORTH 16 FEET THEREOF) IN THE SUBDIVISION OF THAT PART LYING NORTH OF CLYBOURN AVENUE OF LOT 14 IN THE SNOW ESTATE SUBDIVISION BY THE SUPERIOR COURT IN PARTITION OF PARTS OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COCK COUNTY, ILLINOIS.

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Permanent Index Numbers  
for property commonly known as  
2901-47 North Clybourn Avenue  
Chicago, IL

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- 14-30-119-010-0000
- 14-30-119-011-0000
- 14-30-119-012-0000
- 14-30-119-013-0000
- 14-30-119-014-0000
- 14-30-119-015-0000
- 14-30-119-016-0000
- 14-30-119-017-0000
- 14-30-119-018-0000
- 14-30-119-019-0000
- 14-30-119-020-0000
- 14-30-119-021-0000
- 14-30-119-022-0000
- 14-30-119-035-0000
- 14-30-119-036-0000
- 14-30-119-037-0000
- 14-30-119-038-0000
- 14-30-119-039-0000

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THIS INDENTURE, made this 12th day of January A.D., 1989 between BOULEVARD BANK NATIONAL ASSOCIATION, a National Banking Association, of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank, in pursuance of a Trust Agreement dated the 30th of July, 1982, and known as Trust Number 6899, Party of the First Part and LaSalle National Bank

as Trustee under a Trust Agreement dated the 1st day of January, 1989, and known as Trust Number 314077 Party of the Second Part.

Address of Grantee(s): 135 S. LaSalle St., Chicago, Illinois 60690

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 consideration in hand paid, does hereby convey and quitclaim unto said Party of the Second Part, the following described real property, situated in the County of Cook, State of Illinois, to wit:

\*See Attached\*



STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPT OF REVENUE 527.50

Cook County REAL ESTATE TRANSACTION TAX REVENUE STAMP FEB 16 '89 527.50

together with the tenements and appurtenances thereunto belonging.

Permanent Real Estate Index Number(s): See Attached

TO HAVE AND TO HOLD the same unto said Party of the Second Part as aforesaid and to the proper use, benefit and behoof of said Party of the Second Part forever.

SUBJECT TO:

3773921

This conveyance is made pursuant to, in direction and with authority to convey directly to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited on the reverse side hereof and incorporated herein by reference.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage, if any there be, of record in said county affecting the said real property or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 its Assistant Vice President and Attested to by its Assistant Trust Officer, this day and year first above written.

ATTEST:

Signature of Assistant Trust Officer

BOULEVARD BANK NATIONAL ASSOCIATION as Trustee as aforesaid,

By: Signature of Assistant Vice President

STATE OF ILLINOIS ) COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Margaret M. Vitz, Assistant Vice President of BOULEVARD BANK NATIONAL ASSOCIATION, and [Signature], Assistant Trust Officer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Assistant Vice President and Assistant Trust Officer 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 Bank, for the uses and purposes therein set forth; and that the said Assistant Trust Officer did also then and there acknowledge that he as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth

GIVEN under my hand and Notarial Seal this 23rd day of January A.D., 19 89

Signature of Notary Public MARGARET A. VITZ NOTARY PUBLIC

OFFICIAL SEAL Margaret M. Vitz Notary Public, State of Illinois My Commission Expires 7/15/92

This Instrument Was Prepared By:

ALEX J. BERESOFF 400-410 North Michigan Avenue Chicago, Illinois 60611

AFTER RECORDING MAIL THIS DEED TO:

Kevin Breslin 500 N. Dearborn Chicago, Ill 60610

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Full power and authority is hereby granted to said Trust Grantee to improve, manage, protect, and subdivide said real property or any part thereof, to dedicate park streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide said real 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 real property 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 Trust Grantee, to waste, to dedicate, to mortgage, pledge or otherwise encumber said real property, or any part thereof, to lease said real property, or any part thereof, from time to time, in possession or reversion, by lease 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 lease the term of 99 years, and to renew or extend lease 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 or 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 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 real property or any part thereof, and to deal with said real 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 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 Trust Grantee, 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 Trust Grantee, 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 to be obliged to inquire into the authority, necessity or expediency of any act of said Trust Grantee, 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 Trust Grantee, 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 Trust Grantee, 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 said Trust Grantee, 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, it or they or its or their agents or attorneys may do or omit to do in or about the said real property 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 property.

The interest of each and every beneficiary hereunder and under said Trust Agreement and all of the persons claiming under them or any of them shall only be in the earnings, avails and proceeds arising from the sale or any other disposition of said real property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in and to said real property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid, the interest hereof being to vest in said Trust Grantee the entire legal and equitable title in fee simple, in and to all of the above-described real property.

If the title to any of the above-described real property 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.

SOUTHWARD BANK NATIONAL ASSOCIATION  
400-410 NORTH MICHIGAN AVENUE  
CHICAGO, ILLINOIS 60611

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CAROL MOSELEY BRAUN  
REGISTRAR OF TITLES

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10/15/2017  
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REPLICATE