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Doc#: 0805922094 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/28/2008 03:45 PM Pg: 1 of 5

TRUSTEE'S DEED

8431004 DL DG 1 OF 1

This indenture made this **28th** day of **February, 2008**, **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the **(st)** day of **December, 1965**, and known as Trust Number **1945**, party of the first part, and **Jones Chicago Real Property 1, LLC**, an Illinois Limited Liability Company whose address is: **7300 West Sahara Boulevard Las Vegas, Nevada 89117** party of the second part.

CITY OF CHICAGO

CITY TAX



FEB. 28. 08

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

000006375

REAL ESTATE TRANSFER TAX

60978.75

FP 103023

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT 'A' WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

SUBJECT TO: PERMITTED EXCEPTIONS LISTED ON ATTACHED EXHIBIT 'B' Box 400-CTCC

Permanent Tax Number: 14-32-313-035; 14-32-313-036; 14-32-313-037; 14-32-313-047; 14-32-313-049

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 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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

STATE OF ILLINOIS
STATE TAX

FEB. 28. 08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009268

REAL ESTATE TRANSFER TAX

08130.50

FP 103024

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

FEB. 28. 08
REVENUE STAMP

0000007332

REAL ESTATE TRANSFER TAX

04065.25

FP 103022

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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 Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as Aforesaid

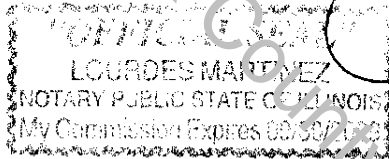
By: [Signature]
Harriet Denisewicz
Trust Officer

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 25th day of **February, 2008.**



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
1520-38 West North Avenue
Chicago, Illinois 60622

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
171 North Clark Street, Room 575
Chicago, IL 60601

AFTER RECORDING, PLEASE MAIL TO:

NAME Underwood & Roberts, PLLC Attn: Jeffrey Roberts

ADDRESS 310 Edwards Mill Rd, Ste 100 OR BOX NO. _____

CITY, STATE Raleigh, NC 27612

SEND TAX BILLS TO: Jones Chicago Real Property I, LLC
Attn: Howard Miller
7300 W. Sahara Blvd.
Las Vegas, NV 89117

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Exhibit "A"

Legal Description

PARCEL 1:

THAT PART OF LOTS 55 THROUGH 66 (EXCEPT THE SOUTH 7.87 FEET OF SAID LOT 66) WHICH LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 55, SAID POINT BEING 294.96 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 66, TO A POINT ON THE SOUTH LINE OF LOT 66, 119.73 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 66, IN BLOCK 2, IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19, IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOTS 67, 68, 69, 70, THE WEST 20.00 FEET OF LOT 71, THE SOUTH 7.87 FEET OF LOT 66 AND THAT PART OF THE ORIGINAL EAST AND WEST 20-FOOT VACATED PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 66 AND SAID SOUTH LINE PRODUCED EAST TO THE EAST LINE OF THE WEST 20.00 FEET OF SAID LOT 71 EXTENDED NORTH, LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 67 TO 71, BOTH INCLUSIVE, AND LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 20.00 FEET OF SAID LOT 71, EXTENDED NORTH, IN BLOCK 2 OF CHICAGO DISTILLERY COMPANY'S SUBDIVISION, ALL TAKEN AS A TRACT, WHICH LIES WESTERLY OF A LINE DRAWN FROM A POINT ON THE WEST LINE OF LOT 55, SAID POINT BEING 294.96 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 66 TO POINT ON THE SOUTH LINE OF LOT 66, 119.73 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 66 AND SAID LINE EXTENDED SOUTH TO THE SOUTH LINE OF THE WEST 20.00 FEET OF SAID LOT 71, IN BLOCK 2, IN CHICAGO DISTILLERY COMPANY'S SUBDIVISION OF BLOCK 19, IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers:

- 14-32-313-035-0000
- 14-32-313-036-0000
- 14-32-313-037-0000
- 14-32-313-047-0000
- 14-32-313-049-0000

Address of Real Estate:

1520-38 West North Avenue
Chicago, Illinois 60622

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Exhibit B

Permitted Exceptions

1. GENERAL TAXES WITH RESPECT TO THE PREMISES WHICH ARE NOT DUE AND OWING.
2. ACTS DONE OR SUFFERED TO BE DONE BY, OR JUDGMENTS AGAINST, PURCHASER OR ANY PARTY CLAIMING BY, THROUGH OR UNDER PURCHASER.
3. PERPETUAL EASEMENT OVER, ON, ACROSS AND UNDER THE WEST 20 FEET OF LOT 71 AND OTHER PROPERTY, FOR THE PURPOSE OF MAINTAINING AND REPAIRING UNDERGROUND FACILITIES TOGETHER WITH THE RIGHT OF ENTRY UPON THE PREMISES WITH MEN, MACHINERY AND EQUIPMENT FOR THE ACCOMPLISHMENT OF SAID PURPOSES, AS DISCLOSED BY THE JUDGMENT ORDER AS AMENDED JUNE 10, 1958 IN CASE NO. 57S12364, CIRCUIT COURT OF COOK COUNTY, ILLINOIS.

(AFFECTS THE WEST 20.00 FEET OF LOT 71 IN PARCEL 2)

4. COVENANTS AND RESTRICTIONS CONTAINED IN THE DEED FROM DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS TO LOU KENT FINK DATED MARCH 12, 1965 AND RECORDED APRIL 2, 1965 AS DOCUMENT 19424629 THAT THE LAND THEREIN CONVEYED WILL NOT BE USED PRIMARILY FOR ADVERTISING PURPOSES; THAT EXISTING UTILITIES AND ALL UNDERGROUND FACILITIES WILL NOT BE INTERRUPTED OR RELOCATED WITHOUT THE CONSENT OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS OF THE STATE OF ILLINOIS, AND THE STATE OF ILLINOIS FURTHER RETAINS THE RIGHT TO USE, MAINTAIN, REPLACE AND RETAIN ALL OWNERSHIP OF ALL EXISTING UNDERGROUND FACILITIES IN PERPETUITY; RETAINING AN EASEMENT NECESSARY TO MAINTAIN AND IMPROVE THE CATCH BASIN AND SEWER AND ACCESS WILL BE MADE AVAILABLE TO THE STATE OF ILLINOIS FOR SAID PURPOSES AT ALL TIMES; AND THE STATE OF ILLINOIS REJECTS ANY AND ALL FUTURE CLAIMS THAT MAY ARISE AS A RESULT OF POOR DRAINAGE OR RAINWATER THAT SPILLS OVER AND UPON THE SAID PROPERTY FROM THE KENNEDY EXPRESSWAY.

NOTE: SAID INSTRUMENT CONTAINS NO PROVISION FOR A FORFEITURE OR FOR REVERSION OF TITLE IN CASE OF BREACH OF CONDITION

5. COVENANT CONTAINED IN THE QUITCLAIM DEED FROM THE DEPARTMENT OF TRANSPORTATION RECORDED MAY 23, 1990 AS DOCUMENT 90240015 THAT THERE IS NO EXISTING RIGHT OF ACCESS NOR WILL THE GRANTOR PERMIT ACCESS IN THE FUTURE TO, FROM OR OVER THE LAND FROM AND TO THE PUBLIC HIGHWAY LYING ADJACENT THERETO, SAID PUBLIC HIGHWAY BEING KNOWN AS FAI ROUTE 94, PREVIOUSLY DECLARED A FREEWAY. ALSO CONTAINED IN THE DEED RECORDED JULY 11, 1990 AS DOCUMENT 90331747.

(AFFECTS THE WEST 20.00 FEET OF LOT 71 IN PARCEL 2)

6. MECHANICS LIEN CLAIM IN FAVOR OF DANIEL P. COFFEY & ASSOCIATES, LTD. AGAINST NATIONAL BOULEVARD BANK OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 1, 1965 KNOWN AS TRUST NUMBER 1945, ALSO KNOWN AS FIRST BANK N.A., CITIBANK FSB AND VIDEO SUPERSTORE MASTER LIMITED PARTNERSHIP, D/B/A BLOCKBUSTER VIDEO AND NORTH AVENUE GATEWAY PROJECT, LLC, A JOINT VENTURE BETWEEN NORTH 7 KENNEDY LLC AND PENNY BEITLER GATEWAY, LLC RECORDED JUNE 12, 2006 AS DOCUMENT NUMBER 0616316060 IN THE AMOUNT OF \$972,246.60.
7. SUBCONTRACTOR'S CLAIM FOR MECHANICS LIEN CLAIM IN FAVOR OF ENVIRONMENT SYSTEMS DESIGN, INC. AGAINST HIBBARD ROAD, LLC, AN ILLINOIS LIMITED LIABILITY

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COMPANY, NORTH AVENUE GATEWAY PROJECT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, NORTH AVE GATEWAY PROJECT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, NORTH & KENNEDY LLC AND PENNY BEITLER GATEWAY, LLC RECORDED OCTOBER 31, 2006 AS DOCUMENT NUMBER 0630434059 IN THE AMOUNT OF \$67,046.35 PLUS INTEREST.

8. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 06CHI15619 FILED AUGUST 3, 2006 BY DANIEL P. COFFEY AND ASSOCIATES, LTD. AGAINST NORTH AVENUE GATEWAY PROJECT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, HIBBARD ROAD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, NATIONAL BOULEVARD BANK OF CHICAGO, T/U/T/A#1945 A/K/A FIRST BANK N.A., T/U/T/A #1945, CITIBANK FSB, VIDEO SUPERSTORE LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP D/B/A BLOCKBUSTER VIDEO, UNKNOWN OWNERS AND NON-RECORDED CLAIMANTS FOR COUNT 2, FORECLOSURE OF MECHANICS' LIEN CLAIM RECORDED AS DOCUMENT 0616316060; COUNTS 3 TO 5: MONEY JUDGMENT

NOTE: A COMPLETE EXAMINATION OF SAID PROCEEDING HAS NOT BEEN MADE.

NOTE: LIS PENDENS NOTICE RECORDED AUGUST 4, 2006 AS DOCUMENT 062162123.

(AFFECTS PART OF PARCEL 2 AND OTHER PROPERTY NOT NOW IN QUESTION)

9. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 0535635138, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.
10. ENCROACHMENT OF THE CHICAGO LAND TRUCK RENTAL SIGN LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY WEST AND ADJOINING BY APPROXIMATELY 2.9 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 07-4484 PREPARED BY LANDCO, L.P. DATED JANUARY 8, 2008
11. ENCROACHMENT OF THE PARKING SPACES LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY WEST AND ADJOINING BY APPROXIMATELY 7.0 FEET TO 7.7 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 07-4484 PREPARED BY LANDCO, L.P. DATED JANUARY 8, 2008
12. RIGHTS, IF ANY, OF PUBLIC AND QUASI-PUBLIC UTILITIES IN THE LAND AS DISCLOSED BY SURVEY NO. 07-4484 PREPARED BY LANDCO, L.P. DATED JANUARY 8, 2008 DEPICTING OVERHEAD ELECTRIC AND TELEPHONE WIRES.
13. ENCROACHMENT OF THE METAL FENCE LOCATED MAINLY ON THE LAND ONTO THE PUBLIC RIGHT OF WAY WEST AND ADJOINING BY APPROXIMATELY .04 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 07-4484 PREPARED BY LANDCO, L.P. DATED JANUARY 8, 2008.
14. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 07 MI 403736 FILED DECEMBER 29, 2007 BY CITY OF CHICAGO AGAINST CHICAGO TITLE LAND TRUST CO. TR # 1945 ET AL FOR BUILDING CODE VIOLATION.

NOTE: LIS PENDENS NOTICE RECORDED JANUARY 17, 2008 AS DOCUMENT NUMBER 0801741208.