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TRUSTEE'S DEED

E.T. WALSH & CO. REAL ESTATE

Doc#: 1212810042 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/07/2012 12:39 PM Pg: 1 of 4

This indenture made the 30th day of March, 2012, between **CHICAGO TITLE LAND TRUST COMPANY**, as Successor Trustee to LaSalle Bank, as Successor Trustee to Lakeview Trust and Savings Bank, as 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 22nd day of April, 1971, and known as Trust Number 2896, party of the first part and **2715 North Lakewood, LLC, an Illinois limited liability company**, party of the second part.

Reserved for Recorder's Office

Whose address:
**2211 N. Elston, Suite 303
Chicago, Illinois 60614**

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** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said party of the second part, in the following described real estate, situated in Cook County, Illinois, to wit:

SEE DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Number: 14-29-305-036-0000

Property Address: 2715 N. Lakewood Avenue, Chicago, Illinois 60614

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 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.

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, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustees Aforesaid

By:
Mario V. Gotanco, Assistant Vice President



S V
P Y
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SC Y
INT Y

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State of Illinois)

SS.

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mario V. Gotanco, 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 Assistant Vice President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 30th day of March, 2012.

Grace Marin

NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 North Clark Street, Suite 575
Chicago, Illinois 60601

MAIL DEED TO:

NAME: *Frank W. Jack*

ADDRESS: *Suite 500, 111 West Washington St*


CITY, STATE, ZIP CODE: *Chicago, Ill - 60602*

MAIL TAX BILLS TO:



NAME: *2715 N. Lakewood, LLC*

ADDRESS: *2211 N. Elston Avenue*

CITY, STATE, ZIP CODE: *Chicago, Ill. 60614*

EAL ESTATE TRANSFER	05/04/2012
 CHICAGO:	\$8,175.00
CTA:	\$3,270.00
TOTAL:	\$11,445.00

14-29-305-036-0000 | 20120401601825 | 7VGB1X

EAL ESTATE TRANSFER	05/04/2012
  COOK	\$545.00
ILLINOIS:	\$1,090.00
TOTAL:	\$1,635.00

14-29-305-036-0000 | 20120401601825 | VAQJZP

UNOFFICIAL COPYEXHIBIT "A"LEGAL DESCRIPTION

THAT PART OF LOTS 1 THROUGH 23 (BOTH INCLUSIVE), ALSO THE VACATED 16.0 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 5 AND LYING NORTH OF AND ADJOINING LOT 6 (SAID VACATION BEING RECORDED JULY 20, 1978 AS DOCUMENT NUMBER 24544941), ALSO THE VACATED 16.0 FOOT ALLEY LYING SOUTH OF AND ADJOINING LOT 18 AND LYING NORTH OF AND ADJOINING LOTS 19 THROUGH 23 (SAID VACATION BEING RECORDED OCTOBER 31, 1947 AS DOCUMENT NUMBER 14181694) ALL IN BLOCK 7 IN THE SUBDIVISION OF BLOCKS 5 AND 6 AND THE WEST 1/2 OF BLOCK 7 IN THE SUBDIVISION OF BLOCK 44 IN SHEFFIELD'S ADDITION TO CHICAGO IN THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 00°-00'-00" WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 405.55 FEET TO THE PLACE OF BEGINNING (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF N. LAKEWOOD AVENUE); THENCE NORTH 90°-00'-00" EAST, 124.40 FEET TO THE EAST LINE OF SAID TRACT (THE EAST LINE OF SAID TRACT ALSO BEING THE WEST LINE OF A 16 FOOT WIDE PUBLIC ALLEY); THENCE SOUTH 00°-01'-51" EAST ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 56.40 FEET; THENCE SOUTH 90°-00'-00" WEST, 39.50 FEET; THENCE NORTH 00°-00'-00" EAST, 6.40 FEET; THENCE SOUTH 90°-00'-00" WEST, 84.93 FEET TO THE WEST LINE OF SAID TRACT; THENCE NORTH 00°-00'-00" EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

GRANTOR FURTHER GRANTS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION FOR LAKEWOOD MAINTENANCE ASSOCIATION RECORDED ON APRIL 5, 2012 AS DOCUMENT 1209631036 AND COMMON DRIVEWAY AND UTILITY RECIPROCAL EASEMENT DECLARATION RECORDED ON APRIL 5, 2012 AS DOCUMENT NO. 1209631035, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS SET FORTH IN SAID DECLARATION(S) FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION(S) WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Commonly Known As: 2715 N. Lakewood, Chicago, IL

Permanent Index No: 14-29-305-036-0000

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

COUNTY OF COOK } SS.

MARK CRDOWER, being duly sworn on oath, states that
he resides at 333 S. DESPLAINES, CHICAGO, IL 60601. 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 streets 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 interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement 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.

Mark Crdower

SUBSCRIBED and SWORN to before me

this 12th day of April, 2012.
Beth LaSalle
Notary Public

