

This indenture made this **16TH** day of **APRIL, 2012**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **successor trustee to LASALLE BANK NATIONAL ASSOCIATION, as successor trustee to AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, 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 the **3RD** day of **JANUARY, 1967**, and known as Trust Number **24255** party of the first part, and **INTEGRATED CLARK MONROE LLC**, an Illinois limited liability company WHOSE ADDRESS IS: **C/o MB Real Estate, 181 West Madison Street, Suite 4700, Chicago, IL 60602** party of the second part.



Doc#: 1213534045 Fee: \$44.00
 Eugene "Gene" Moore RHSP Fee:\$10.00
 Cook County Recorder of Deeds
 Date: 05/14/2012 11:27 AM Pg: 1 of 4

Reserved for Recorder's Office

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:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY ADDRESS: 100 W. MONROE ST., CHICAGO, IL 60603

PERMANENT TAX NUMBER(S): 17-16-204-022-0000 AND 17-16-204-023-0000

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. **SUBJECT TO: Permitted Exceptions set forth on EXHIBIT B, Attached hereto and made a part hereof.**

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 Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
 as Trustee as Aforesaid

By: Joseph F. Schuck
 Trust Officer

Part 1 of 3

NCS-510346 DW

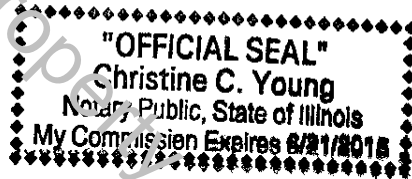
UNOFFICIAL COPY

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 he/she signed and delivered the said instrument as his/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 his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 16TH day of APRIL 2012.



Christine C. Young

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 NORTH CLARK STREET, #575
CHICAGO, ILLINOIS 60601

AFTER RECORDING, PLEASE MAIL TO:

NAME John R. Joyce, Esq. - Armstein & Lear
ADDRESS 120 South Riverside Plaza, Suite 1200
CITY, STATE, ZIP-CODE Chicago, IL 60606

OR BOX NO. _____

SEND TAX BILLS TO:

NAME Integrated Clark Monroe LLC
ADDRESS c/o MB Real Estate, 181 W. Madison St., Suite 4700
CITY, STATE, ZIP-CODE Chicago, IL 60602

REAL ESTATE TRANSFER 05/11/2012



CHICAGO: \$95,625.00
CTA: \$38,250.00
TOTAL: \$133,875.00

17-16-204-023-0000 | 20120401603798 | FSNC7R

REAL ESTATE TRANSFER 05/11/2012



COOK \$6,375.00
ILLINOIS: \$12,750.00
TOTAL: \$19,125.00

17-16-204-023-0000 | 20120401603798 | OACPR2

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EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

ALL THAT PART OF LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE NORTH 154 FEET THEREOF; AND

PARCEL 2:

THAT PART OF ORIGINAL LOT 5 IN BLOCK 118 IN SCHOOL SECTION ADDITION TO CHICAGO IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT, 111 FEET SOUTH OF THE NORTH EAST CORNER THEREOF; THENCE WEST TO A POINT IN THE WEST LINE OF SAID LOT 5, 111 FEET SOUTH OF THE NORTH LINE OF SAID LOT THENCE SOUTH 43 FEET ALONG THE WEST LINE OF SAID LOT; THENCE EAST PARALLEL TO THE NORTH LINE OF SAID LOT TO THE WEST LINE OF CLARK STREET, BEING THE EAST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID CLARK STREET 43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS:

LOTS 19 AND 20 IN ASSESSOR'S DIVISION OF BLOCK 118 OF SCHOOL SECTION ADDITION TO CHICAGO OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B PERMITTED EXCEPTIONS

1. General real estate taxes for 2011 and subsequent years.
2. Easement over the west 10 feet of premises as contained in the Lease recorded as document 9090584, and the terms and provisions contained therein.
3. Memorandum of Agreement recorded October 29, 1997 as document 97810786, and the terms and provisions contained therein.
4. Survey prepared by Chicago Guarantee Survey Company, dated April 10, 2012, under Job No. 2012-16234-001, shows the following:
 - a. Encroachment of the signs along the south and east lines of the land over onto public property.
 - b. Encroachment of the cornice located at the second floor by 1.73 feet and on the 3rd floor by .90 feet over the south line of the land over onto public property.
 - c. Encroachment of the brick located mainly on building on the land west and adjoining over onto the land by .14 to .19 feet.
 - d. Encroachment of the brick located mainly on the land west and adjoining over onto passageway on the land by .22 feet.
 - e. Encroachment of the joint between buildings at the second floor by .19 feet.
 - f. Encroachment of the stone base of the building located on the land west and adjoining over onto the land by .55 feet.
 - g. Party wall agreement along the North line of the land dated March 9, 1858 as document 98633.
 - h. Encroachment of the bike rack along the east line of the land.
 - i. Encroachment of the 1 story building over the northwest corner by .04 feet North.