

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 11<sup>TH</sup> day of DECEMBER, 2012, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, 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 14<sup>TH</sup> day of APRIL, 2006, and known as Trust Number 8002346342 party of the first part, and

TRINITY 95TH AND COTTAGE GROVE PLANNED COMMUNITY DEVELOPMENT SERIES LLC

whose address is :

400 W. 95<sup>TH</sup> STREET  
CHICAGO, IL 60628

party of the second part.



Doc#: 1235416087 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/19/2012 01:12 PM Pg: 1 of 5

**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 EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION

Permanent Tax Number: 25-11-100-026; 25-11-100-028; 25-11-100-030; 25-11-100-031;  
25-11-100-035; 25-11-100-038; 25-11-100-042; and 25-11-100-043

Stamps is found in 1235416086  
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.

Real Estate Transfer Tax Law 95 ILCS 240/31-48  
Cook County Ord. 93-017  
Date: 12/19/2012  
Patricia Egan

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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 Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Sheila D'Agostino*  
Assistant Vice President

**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 Assistant Vice President 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/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 Assistant Vice President 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 18<sup>TH</sup> day of DECEMBER, 2012.



*Sharon Mitchell*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**9700 S. COTTAGE GROVE AVE.**  
**CHICAGO, IL 60628**

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street -- Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO: \_\_\_\_\_

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## EXHIBIT A

PARCEL 1: COMMENCING AT A POINT ON THE SOUTH LINE OF 95th STREET, 700 FEET EAST OF THE EASTERLY LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHWESTERLY ON A LINE PARALLEL WITH COTTAGE GROVE AVENUE A DISTANCE OF 590.55 FEET TO A POINT WHICH IS 580 FEET SOUTH OF THE SOUTH LINE OF 95th STREET; THENCE EAST ON A LINE 580 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF 95th STREET A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING AND THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACK; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES (IN THE SECOND QUADRANT) WITH THE LAST DESCRIBED LINE A DISTANCE OF 44 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 4452.51 FEET AND AN ARC DISTANCE OF 259 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 347.13 FEET AN ARC DISTANCE OF 382.09 FEET TO A POINT; SAID POINT INTERSECTING A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET, BEING 169.40 FEET WEST OF THE SOUTHWEST CORNER OF COTTAGE GROVE HEIGHTS ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT 9059581 ON OCTOBER 8, 1925, IN COOK COUNTY, ILLINOIS.

THENCE CONTINUING WEST ON A LINE PARALLEL WITH 95th STREET A DISTANCE OF 630 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH A CURVED LINE CONVEX TO THE SOUTHWEST; THENCE CONTINUING NORTHWESTERLY ALONG SAID CURVED LINE WITH A RADIUS OF 278.94 FEET, A DISTANCE OF 335.43 FEET TO AN INTERSECTION WITH A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE NORTHERLY ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE A DISTANCE OF 131 FEET MORE OR LESS TO A POINT; THENCE EASTERLY A DISTANCE OF 176.77 FEET TO A POINT; THENCE CONTINUING EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF 95th STREET A DISTANCE OF 200.00 FEET TO A POINT; THENCE ALONG A LINE PARALLEL WITH THE EAST LINE OF COTTAGE GROVE AVENUE A DISTANCE OF 209.14 FEET TO A POINT; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET A DISTANCE OF 128.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF EAST 95th STREET 1050 FEET EAST OF THE EASTERLY LINE OF SOUTH COTTAGE GROVE AVENUE; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 580 FEET MORE OR LESS TO A POINT ON A LINE PARALLEL WITH 95th STREET; THENCE WEST ON SAID PARALLEL LINE A DISTANCE OF 334.91 FEET MORE OR LESS TO A POINT, SAID POINT BEING 10 FEET EAST OF THE CENTER LINE OF AN EXISTING RAILROAD SPUR TRACT; THENCE SOUTHEASTERLY ON A STRAIGHT LINE FORMING AN ANGLE OF 89 DEGREES 48 MINUTES WITH THE EAST DESCRIBED LINE, A DISTANCE OF 44.00 FEET TO A POINT OF CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 4442.51 FEET, AN ARC DISTANCE OF 259.00 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING SOUTHEASTERLY ON A CURVED LINE, CONVEX TO THE SOUTHWEST, AND HAVING A RADIUS OF 347.13 FEET, AN ARC DISTANCE OF 382.07 FEET TO A POINT, SAID POINT OF INTERSECTION A LINE 1178.55 FEET SOUTH OF AND PARALLEL WITH THE SOUTH

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LINE OF EAST 95th STREET; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 169.40 FEET MORE OR LESS TO A POINT ON A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 11, THENCE NORTH ON SAID PARALLEL LINE A DISTANCE OF 1178.55 FEET MORE OR LESS TO A POINT IN THE SOUTH LINE OF EAST 95th STREET; THENCE WEST ON SAID SOUTH LINE OF EAST 95th STREET, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF A LINE PARALLEL WITH AND 1100 FEET SOUTH (MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE AS SAID AVENUE IS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 3 OF THE SOUTH LINE OF EAST 95th STREET WITH THE SAID EAST LINE OF COTTAGE GROVE AVENUE; RUNNING THENCE EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET, A DISTANCE OF 380.38 FEET TO AN INTERSECTION WITH THE CURVED LINE CONVEX TO THE SOUTHWEST WITH A RADIUS OF 296.94 FEET, WHICH IS DESCRIBED IN THE WARRANTY DEED FROM CLEARING INDUSTRIAL DISTRICT, INC., TO GUARDITE CORPORATION, DATED OCTOBER 20, 1949 AND RECORDED OCTOBER 20, 1949 AND RECORDED IN THE RECORDERS OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT No. 14658448, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE A DISTANCE OF 23.80 FEET TO AN INTERSECTION WITH A LINE 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET; THENCE WEST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET 397.58 FEET TO A POINT; THENCE NORTHERLY ALONG THE EAST LINE OF SOUTH COTTAGE GROVE AVENUE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4: THAT PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON A LINE 1200 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET; AND 500.18 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE (SAID 1200 FEET BEING MEASURED ALONG A LINE PARALLEL WITH THE LINE OF COTTAGE GROVE AVENUE AND FROM THE POINT OF INTERSECTION OF THE SOUTH LINE OF EAST 95th STREET WITH THE EAST LINE OF COTTAGE GROVE AVENUE AS SHOWN ON THE PLAT OF DEDICATION RECORDED MAY 29, 1907 IN BOOK 95 OF PLATS, PAGE 39); THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS 296.94 A DISTANCE 52.97 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREWITH DESCRIBED; THENCE CONTINUING ALONG SAID CURVE A DISTANCE OF 65.47 FEET TO THE POINT OF INTERSECTION WITH A LINE OF 1120 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF EAST 95th STREET AS MEASURED ALONG THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE WEST ALONG SAID PARALLEL LINE A DISTANCE OF 122.58 TO A POINT 275 FEET EAST OF THE EAST LINE OF COTTAGE GROVE AVENUE; THENCE SOUTHEASTERLY 173.795 FEET TO SAID DESCRIBED POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 9700 South Cottage Grove Avenue, Chicago, Illinois

P. I. N.: 25-11-100-026-0000, 25-11-100-028-0000, 25-11-100-031-0000, 25-11-100-035-0000, 25-11-100-038-0000, 25-11-100-042-0000, 25-11-100-043-0000, and 25-11-100-030-0000

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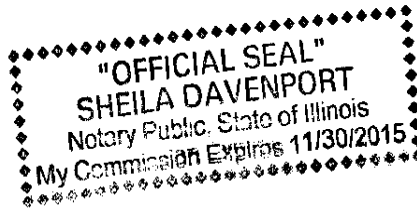
## STATEMENT BY GRANTOR and GRANTEE (55 ILCS 5/3 5020 B)

The Grantor(s) or his/her/their Agent affirm that, to the best of his/her/their knowledge, the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Dec 19, 2012

Signature: [Handwritten Signature]  
Signature: |||||

Subscribed and sworn to before me by said Grantor, this 19<sup>th</sup> day of December, 2012  
Sheila Davenport  
Notary Public

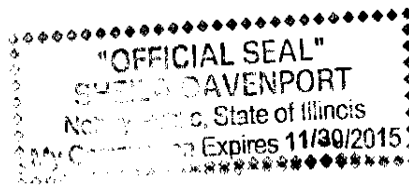


The Grantee(s) or by his/her/their Agent affirms and verifies that the name(s) of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: Dec 19, 2012

Signature: [Handwritten Signature]

Subscribed and sworn to before me by said Grantor, this 19<sup>th</sup> day of December, 2012  
Sheila Davenport  
Notary Public



(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)

**EUGENE MOORE**  
Recorder of Deeds/Registrar of Torrens Titles,  
Cook County, Illinois