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Doc#: 1310041048 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/10/2013 11:57 AM Pg: 1 of 4

① E201313853
20130482

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 12th day of March, 2013, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LaSalle Bank National Association, formerly known as LaSalle National Bank, successor trustee to LaSalle National Trust, N.A., 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 24th day of July, 1996 and known as Trust Number 120408, party of the first part, and 18141 DIXIE BUILDING LLC, an Illinois Limited Liability Company whose address is:
5214 N. Western Avenue
Chicago, Illinois 60625
party of the second part.

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.

Exempt under the provisions of 35 ILCS 200/31-45(e), Real Estate Transfer Tax Act.

3/27/13 By: [Signature]
Date Buyer/Seller/Representative

Permanent Tax Number: 29-31-409-063-0000

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.

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.

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EX 233-CT

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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.



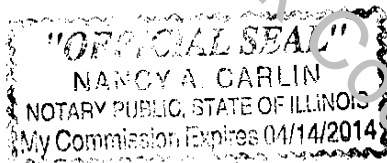
CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: *Harriet Denisewicz*
Harriet Denisewicz
Trust Officer

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 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 **12th** day of **March, 2013**.



Nancy A. Carlin
NOTARY PUBLIC

PROPERTY ADDRESS:
18141 S. Dixie Highway
Homewood, Illinois 60430

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

AFTER RECORDING, PLEASE MAIL TO:

NAME *William F. McGinn*
ADDRESS *30 N. LaSalle St. Suite 3000*
CITY, STATE, ZIP CODE *Chicago, IL 60602*

SEND TAX BILLS TO:

NAME: *18141 Dixie Building LLC*
ADDRESS: *5214 N. Western Ave.*
CITY, STATE, ZIP CODE *Chicago, IL 60625*

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOTS 7 AND 8 IN COUNTY CLERKS DIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF DIXIE HIGHWAY AND HICKORY ROAD (FORMERLY ROE STREET), SAID POINT BEING 30 FEET SOUTH OF CENTER OF HICKORY ROAD AND 33 FEET EAST OF THE WEST LINE OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 31 AFORESAID; THENCE SOUTH ALONG THE EAST LINE OF DIXIE HIGHWAY, SAID EAST LINE BEING 32 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION 31, A DISTANCE OF 90 FEET FOR A PLACE OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL WITH AND 90 FEET SOUTH OF THE SOUTH LINE OF HICKORY ROAD, A DISTANCE OF 148 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH AND 148 FEET EAST OF THE EAST LINE OF DIXIE HIGHWAY, A DISTANCE OF 154.31 FEET TO A POINT IN A LINE WHICH IS 903.38 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ¼, THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 149 FEET TO A POINT IN A LINE 297 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE DIXIE HIGHWAY; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID DIXIE HIGHWAY, A DISTANCE OF 50 FEET TO A LINE 853.38 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST ¼, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST ¼, A DISTANCE OF 297 FEET TO THE EAST LINE OF DIXIE HIGHWAY, THENCE NORTH 204.31 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 31 FEET OF THAT PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN THE SUBDIVISION OF LOT 6 IN THE COUNTY CLERKS DIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SECTION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 21, 1927 AS DOCUMENT NUMBER 9816722 IN BOOK 253 OF PLATS PAGE 2, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE EXTENDED 297 FEET TO THE EAST LINE OF DIXIE HIGHWAY; THENCE NORTH ALONG SAID EAST LINE OF DIXIE HIGHWAY, 346 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 297 FEET, THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION, 346 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18141 DIXIE HIGHWAY, HOMEWOOD, IL 60430

PIN: 29-31-409-063-0000

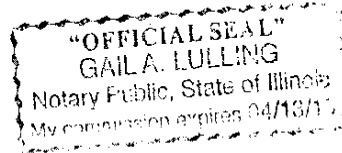
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name 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 title to real estate under the laws of the State of Illinois.

Dated 3/27, 2013 Signature: *[Signature]*
Grantor or Agent

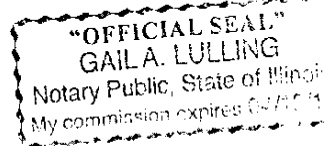
Subscribed and sworn to before me by the said Sheldon this 27 day of March, 2013
Notary Public *[Signature]*



The grantee or his agent affirms and verifies that the name 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 3/27, 2013 Signature: *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Sheldon this 27 day of March, 2013
Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]