611-503905977MLW5/870

TRUSTEE'S DEED

Reserved for Recorder's Offic



Doc#: 1312822024 Fee: \$48.00 RHSP Fee:\$10.00 Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/08/2013 09:10 AM Pg: 1 of 5

Office

This indenture made this 2nd day of May, 2013 between 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 26th day of June, 2003 and loown as Trust Number 17478 party of the first part, and

JEFF BV - COMMERCIAN LLC, AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part,

whose address is: 7936 S. Cottage Grove Avenue Chicago, IL 60619

Coop County 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 liereby 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 ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 4435 S. Shields Avenue, Chicago, IL 60609

4441 W. Congress Parkway, Chicago, IL 60624

Permanent Tax Number: 20-04-415-003-0000 & 16-15-132-007-0000

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 behoove 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.

FAX 33

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to be hereto affixed, and has caused its IN WITNESS WHEREOF, said party of the first part has caused its corporate 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

Trust Officer / 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 2nd day of May, 2013

"OFFICIAL SEAL" Sherrithe Pearson Notary Public, State of Illinois

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

AFTER RECORDING, PLEASE MAIL TO:
Thomas G. Moffiff
NAME: Study Cowen Crowley Addis LLC

ADDRESS: 55 W. Manroe St., Soute 1200

CITY, STATE: Chicago, 160603

SEND SUBSEQUENT TAX BILLS TO:

NAME: <u>Jeff BV- Commercial</u>, LLC ADDRESS: <u>180 N. la Sallest.</u>, Suite 2500 CITY, STATE: <u>Chicago</u>, 160601

REAL ESTATE TRANSFER		05/06/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

20-04-415-003-0000	20130401607361	XRCK5L
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REAL ESTATE TRANSFER		05/06/2013
	соок	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

20-04-415-003-0000 | 20130401607361 | TYQ64H

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UNOFFICIAL COPY

EXHIBIT A TO DIRECTION TO CONVEY

LEGAL DESCRIPTION

PARCEL 1:

LOT 30 IN BLOCK 8 IN VAN H. HIGGINS SUBDIVISION OF 25 ACRES SOUTH OF AND ADJOINING THE NORTH 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-04-415-003-0000

Common Address: 4435 South Shields Avenue, Chicago, Illinois 60609

PARCEL 2:

LOT 37 IN BLOCK 5 IN COUNSELMAN'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE 1HIPD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-15-132-007-0000

Common Address: 4441 West Congress Parkway, Cricago, Illinois 60624

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UNOFFICIAL COPY

EXHIBIT B TO DIRECTION TO CONVEY

SUBJECT TO PROVISION FOR TRUSTEE'S DEED

SUBJECT TO: (1) Easements, covenants, conditions, and restrictions of record; (2) general real estate taxes for 2012 and subsequent years not yet due or payable; (3) Mortgage dated August 11, 2008, made by Grantor, as mortgagor, in favor of ShoreBank, as mortgagee, recorded against 4435 South Shields Avenue, Chicago, Illinois 60609 (the "Shields Property") on August 25, 2008 as Document No. 0823805159 (the "Shields Mortgage"); (4) Assignment of Rents dated August 11, 2008, made by Grantor, as grantor, in favor of ShoreBank, as grantee, recorded against the Shields Property on August 25, 2008 as Document No. 0823805159 (the "Shields Assignment of Rents"); (5) Mortgage dated August 11, 2008, made by Grantor, as mortgagor, in favor of Shores in, as mortgagee, recorded against 4441 West Congress Parkway, Chicago, Illinois 60624 (the Congress Property") on August 25, 2008 as Document No. 0823805155 (the "Congress Morigage"); and (6) Assignment of Rents dated August 11, 2008, made by Grantor, as grantor, in favor of ShoreBank, as grantee, recorded against the Congress Property on August 25, 2008 as Document No. 0823805156 (the "Congress Assignment of Rents"). The Shields Mortgage and Congress Mortgage are hereafter collectively referred to as the "Mortgages" and the Assignment of Rents and Assignment of Rents are hereafter collectively referred to as the "Assignments of Rents". The Mortgages and Assignments or Rents were assigned to Urban Partnership Bank by document recorded on May 23, 2012 as Document No. 1214429026.

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS TRUSTEE'S DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGES OR THE ASSIGNMENTS OR RENTS AND THE MORTGAGES AND ASSIGNMENTS OR RENTS SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

SOM

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UNOFFICIAL COPY 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 and hold title to real estate under the laws of the State of Illinois.

Dated 5/3 , 2013 Signate	ure: Grantor or Agent
Subscribed and sworn to before me by the	-
said Aperst	
this that of May of	
2019	"OFFICIAL SEAL"
Meta as Oll	Beth LaSalle Notary Public, State of Illinois My Commission Expires 2/26/2017
Notary Public	

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.

Subscribed and sworn to before me by the

said

this _____day of

this $\underline{\hspace{1cm}}$

Notary Public

"OFFICIAL SEA"
Beth LaSalle
Notary Public, State of Illinois

Notary Public, State of Illinois My Commission Expires 2/26/2017

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.]