

# UNOFFICIAL COPY



Doc#: 1404519116 Fee: \$62.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/14/2014 03:25 PM Pg: 1 of 13

(Space Above this Line for County Recorder's Use Only)

## SPECIAL WARRANTY DEED

**This Indenture**, made as of this 10th day of January, 2014 between **CORU 21, LLC**, an Illinois limited liability company ("Grantor"), and **WANXIANG AMERICA CORPORATION**, an Kentucky corporation ("Grantee"), whose address is 88 Airport Road, Elgin, Illinois 60123, **WITNESSETH**, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto Grantee, and its successors and assigns, **FOREVER**, Grantor's interest in and to the real estate situated in the County of Cook and State of Illinois known and described in Exhibit A attached hereto and incorporated herein by reference.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand or whatsoever, of Grantor, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto Grantee, and their successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and their successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to the matters described in Exhibit B attached hereto and incorporated herein by reference.

City of Chicago  
Dept. of Finance

661096



Real Estate  
Transfer  
Stamp

\$0.00

2/14/2014 14:44

dr00764

Batch 7,671,917

# UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents, as of the day and year first above written.

**Grantor:**

**CORU 21, LLC,**  
an Illinois limited liability company

By: [Signature]  
Name: Christine K. Chuning, f/k/a Chistine Chun  
Its: Manager

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

This instrument was acknowledged before me on November 23<sup>rd</sup>, 2011 by Christine K. Chuning, f/k/a Christine Chun, the Manager of Coru 21, LLC, an Illinois limited liability company, on behalf of said limited liability company.

My Commission Expires:  
3/22/14

[Signature: Magdalene J. Marcyan]  
Notary Public, State of Illinois



This Deed was prepared by and after recording return to:

Randal J. Selig, Esq.  
~~Selig Jindat, LLP~~ The Selig Law Firm P.C.  
~~1622 Willow Road, Suite 206~~ 65 E Wacker Pl  
~~Northfield, IL 60093~~ Chicago IL 60601

Exempt from transfer tax under Illinois Real Estate Transfer Tax Law, Sec. 31-45(l) and Cook County Real Property Transfer Tax Ordinance Sec. 74-106(13).

Send Subsequent Tax Bills To:

1/10/2014      [Signature]  
Date                      Grantor/Grantee or Agent

Wanxiang America Real Estate Group, LLC  
88 Airport Road  
Elgin, IL 60123

# UNOFFICIAL COPY

EXHIBIT A

[SEE ATTACHED]

Property of Cook County Clerk's Office

**WWWW**

**WW**

# UNOFFICIAL COPY

PIN: 17-21-321-030-0000  
17-21-322-017-0000  
17-21-322-018-0000  
17-21-322-019-0000  
17-21-322-020-0000  
17-21-322-039-0000  
17-21-322-040-0000  
17-21-322-041-0000  
17-21-322-044-0000  
17-21-323-003-0000  
17-21-323-004-0000  
17-21-325-001-0000  
17-21-325-002-0000  
17-21-325-003-0000  
17-21-325-004-0000  
17-21-325-005-0000  
17-21-325-006-0000  
17-21-325-007-0000  
17-21-325-008-0000

AKA: 2040 SOUTH JEFFERSON STREET, CHICAGO, IL 60616

Cook County Clerk's Office

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 LOAN POLICY (2006)

SCHEDULE A (CONTINUED) POLICY NUMBER: 1401 - 008866182 - D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOTS 24 TO 31 IN O. M. DORMAN'S SUBDIVISION OF THAT PART SOUTH OF THE NORTHERN 3 ACRES OF LOT 2 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL THAT PORTION OF WEST 20TH PLACE, 22.52 FEET WIDE, AS SAID PORTION WAS VACATED BY ORDINANCE PASSED NOVEMBER 17, 1969 AND RECORDED MAY 15, 1970 AS DOCUMENT 21160077, WHICH PORTION LIES EAST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE WEST LINE OF SAID LOTS 24 THROUGH 31 AND LYING WEST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE EAST LINE OF SAID LOTS 24 THROUGH 31, BOTH INCLUSIVE

PARCEL 2:

LOT 13 (EXCEPT THE NORTH 16.00 FEET AND EXCEPT THE EAST 11.00 FEET THEREOF), LOT 16 (EXCEPT THE EAST 11.00 FEET THEREOF), LOTS 19 TO 22, 25 TO 28, 31 TO 34, 37 TO 40, 43 TO 46, 49 TO 52, 55 TO 58 AND 61 TO 64 AND ALL OF THE NORTH/SOUTH 14-FOOT VACATED ALLEY, LYING WEST OF AND ADJOINING LOTS 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62 AND 63 AND EAST OF AND ADJOINING LOTS 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61 AND 64; ALSO,

LOT 59 (EXCEPT THE NORTH 20.00 FEET THEREOF) LOT 60 AND LOT 65 ALL IN STINSON'S SUBDIVISION OF LOT 1 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE NORTH HALF OF VACATED 21ST STREET, 60 FEET WIDE, LYING EAST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE EAST LINE OF RUBLE STREET AND LYING WEST OF AND ADJOINING THE SOUTHWARD PROLONGATION OF THE CENTER LINE OF VACATED SOUTH DESPLAINES STREET; ALSO THE WEST HALF OF VACATED SOUTH DES PLAINES STREET, LYING SOUTH OF AND ADJOINING THE EASTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 59 IN THE CANAL TRUSTEES' SUBDIVISION AND LYING NORTH OF AND ADJOINING THE EASTWARD EXTENSION OF THE NORTH LINE OF WEST 21ST STREET, AS EXTENDED THROUGH SAID VACATED SOUTH DES PLAINES STREET; ALL IN THE WEST HALF OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,

(CONTINUED)

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED



CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 CANAL POLICY (2006)

SCHEDULE A (CONTINUED) POLICY NUMBER: 1401 - 008866182 - D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

ILLINOIS

PARCEL 3:

THAT PART OF LOT 3 IN BLOCK 38 IN SAID CANAL TRUSTEES' SUBDIVISION, LYING NORTH OF THE WEST 21ST STREET AND EAST OF RUBLE STREET;

THAT PART OF SAID LOT 3, LYING NORTH OF WEST 21ST STREET, WEST OF RUBLE STREET AND EAST OF THE NORTH AND SOUTH ALLEY BETWEEN UNION STREET AND RUBLE STREET (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT AND RUNNING THENCE NORTH ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 90 FEET AND 9-5/8 INCHES TO THE NORTH LINE OF SAID TRACT; THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 7/8 INCHES; THENCE SOUTH TO A POINT IN THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 32 FEET AND 5/8 INCHES EAST OF THE SOUTHWEST CORNER OF SAID TRACT AND THENCE WEST TO THE POINT OF BEGINNING) OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 2/3 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO:

THAT PART OF THE NORTH SOUTH VACATED ALLEY, 16 FEET WIDE LYING EAST OF AND ADJOINING THE EAST LINE OF LOTS 43, 44 AND 45 IN THE SUBDIVISION OF LOT 2 IN BLOCK 38 OF CANAL TRUSTEES SUBDIVISION, AFORESAID, LYING WEST OF AND ADJOINING THE WEST LINES OF LOTS 59, 60 AND 65 IN THE SUBDIVISION OF LOT 1 IN BLOCK 38 IN CANAL TRUSTEES SUBDIVISION AFORESAID, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF THE NORTH 20 FEET OF SAID LOT 59, AND LYING NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF LOT 65, AFORESAID

PARCEL 5:

LOTS 1, 2, 3, 4, 9, 10, 11 AND 12 (EXCEPT THE WEST 8.00 FEET THEREOF TAKEN FOR ALLEY) IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET OF LOT 4 IN

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 LOAN POLICY (2006)

SCHEDULE A (CONTINUED) POLICY NUMBER: 1401-008866182-D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO,

ALL OF THE NORTH SOUTH VACATED ALLEY, 8 FEET WIDE, BEING THE WEST 8 FEET OF LOT 12 IN JOHN B. GEST'S SUBDIVISION AFORESAID, AND ALSO

LOTS 1, 2, 3, 4, IN SUBDIVISION OF LOTS 5 TO 8, INCLUSIVE IN JOHN B. GEST'S SUBDIVISION OF THAT PART NORTH OF 21ST STREET LOT 4 IN BLOCK 38 CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 6:

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON A POINT ON THE EAST LINE OF SAID LOT 4 ON THE SOUTH LINE OF 21ST STREET AND RUNNING THENCE SOUTH ON THE WEST LINE OF JEFFERSON STREET, A DISTANCE OF 140.00 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF 21ST STREET, A DISTANCE OF 234 FEET AND 1-7/8 INCHES; THENCE NORTH PARALLEL WITH THE WEST LINE OF JEFFERSON STREET, A DISTANCE OF 140.00 FEET TO THE SOUTH LINE OF 21ST STREET; THENCE EAST TO THE POINT OF BEGINNING; (EXCEPT THEREFROM THAT PART FALLING WITHIN THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET), A DISTANCE OF 295.00 FEET NORTH OF THE NORTH LINE OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 233.96 FEET; THENCE NORTH, A DISTANCE OF 71.84 FEET TO A POINT 234.03 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET, A DISTANCE OF 234.03 FEET TO A POINT ON THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH ALONG THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET, A DISTANCE OF 71.84 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 7:

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN  
LAND TITLE  
ASSOCIATION



CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 LOAN POLICY (2006)

SCHEDULE A (CONTINUED) POLICY NUMBER: 1401-008866182 - D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

THAT PART OF LOT 4 IN BLOCK 38 IN THE CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 4 (BEING THE WEST LINE OF VACATED SOUTH JEFFERSON STREET) 366.84 FEET NORTH (LINE (OK TO REMOVE "LINE" PER KGRENNEIR. CBODE 04/01/99) OF WEST 22ND STREET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID 22ND STREET, A DISTANCE OF 234.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WEST PARALLEL WITH THE NORTH LINE OF SAID WEST 22ND STREET A DISTANCE OF 129.71 FEET TO A POINT ON THE WEST LINE OF SAID LOT 4; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 4, A DISTANCE OF 129.78 FEET TO A POINT ON THE SOUTH LINE OF VACATED WEST 21ST STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID VACATED WEST 21ST STREET, A DISTANCE OF 129.70 FEET TO A POINT 234.16 FEET WEST OF THE WEST LINE OF SAID VACATED SOUTH JEFFERSON STREET; THENCE SOUTH, A DISTANCE OF 129.43 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 8:

ALL OF THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF WEST CULLERTON STREET AND NORTH OF AND ADJOINING THE WESTWARD PROLONGATION OF THE SOUTH LINE OF VACATED WEST 20TH PLACE

ALSO

THAT PORTION OF THE WEST HALF OF VACATED SOUTH JEFFERSON STREET, 66 FEET WIDE, LYING SOUTH OF AND ADJOINING THE WESTWARD PROLONGATION OF SAID SOUTH LINE OF VACATED WEST 20TH PLACE AND NORTH OF AND ADJOINING A LINE WHICH IS 366.84 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF WEST 22ND STREET

ALSO

ALL THAT PORTION OF VACATED WEST 21ST STREET, 60 FEET WIDE, WHICH PORTION LIES WEST OF AND ADJOINING THE WEST LINE OF SOUTH JEFFERSON STREET (AS SAID WEST LINE IS EXTENDED THROUGH SAID WEST 21ST STREET) AND EAST OF AND ADJOINING THE SOUTHWARD EXTENSION OF THE CENTER LINE OF VACATED SOUTH DES PLAINES STREET, AS EXTENDED SOUTHWARD TO THE SOUTH LINE OF VACATED WEST 21ST STREET

ALSO

THAT PORTION OF THE EAST 1/2 OF VACATED SOUTH DESPLAINES STREET, 50 FEET WIDE, WHICH PORTION LIES NORTH OF AND ADJOINING THE NORTH LINE OF VACATED WEST 21ST STREET, AS SAID NORTH LINE IS EXTENDED THROUGH SAID VACATED SOUTH DES PLAINES STREET, AND LYING SOUTH OF AND ADJOINING THE EASTWARD EXTENSION OF THE SOUTH LINE OF THE NORTH 20 FEET OF LOT 59 IN THE SUBDIVISION OF LOT 1 IN BLOCK 38 OF CANAL TRUSTEES SUBDIVISION AFORESAID

**THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED**

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
 LOAN POLICY (2006)

SCHEDULE A (CONTINUED) POLICY NUMBER: 1401-008866182-D2

5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS (CONTINUED):

ALSO

THE SOUTH HALF OF VACATED WEST 21ST STREET, 60 FEET WIDE, LYING WEST OF AND ADJOINING THE CENTER LINE OF VACATED SOUTH DES PLAINES STREET EXTENDED SOUTHWARD TO THE SOUTH LINE OF SAID VACATED WEST 21ST STREET AND LYING EAST OF AND ADJOINING THE NORTHWARD EXTENSION OF THE WEST LINE OF LOT 4 IN BLOCK 38 IN CANAL TRUSTEES SUBDIVISION, ALL IN THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 9:

EASEMENT FOR THE BENEFIT OF PARCELS 1 TO 8 FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF EASEMENT DATED FEBRUARY 29, 2000 AND RECORDED APRIL 28, 2000 AS DOCUMENT 00300044 AND RERECORDED JANUARY 31, 2005 AS DOCUMENT 0503133180 OVER AND UPON:

THE EAST 1/2 OF VACATED JEFFERSON STREET ADJACENT TO LOT 3 IN BLOCK 37 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 AND SO MUCH OF THE SOUTHEAST 1/4 AS LIES WEST OF THE SOUTH BRANCH OF THE CHICAGO RIVER IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE SOUTH 12.00 FEET OF VACATED 20TH PLACE ADJACENT TO LOT 3 AFORESAID AND EXTENDING TO THE WESTERN MOST BOUNDARY OF SAID EASEMENT.

*Except that part conveyed to Renaissance 21  
 Venture, L.L.C. by Special Warranty Deed  
 recorded as document 0732705101 described as follows:*

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

Copyright American Land Title Association. All rights reserved. The use of this Form is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



# UNOFFICIAL COPY

## EXHIBIT "A"

### LEGAL DESCRIPTION

#### Parcel 1:

Lots 1, 2, 3, and 4 in the Subdivision of Lots 5 to 8, inclusive, in John B. Gest's Subdivision of that part North of 21<sup>st</sup> Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Lots 1, 2, 3, and 4 in John B. Gest's Subdivision of that part North of 21<sup>st</sup> Street of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; also

Lots 19 to 22, 25 to 28, 31 to 34, 37 to 40, 43 to 46, 49 to 52, 55 to 58, and 61 to 64 and all of the North-South 14-foot vacated alley lying East of and adjoining Lots 19, 22, 25, 28, 31, 34, 37, 40, 43, 46, 49, 52, 55, 58, 61, and 64, and West of and adjoining Lots 20, 21, 26, 27, 32, 33, 38, 39, 44, 45, 50, 51, 56, 57, 62, and 63, all in the Subdivision of Lot 1 in Block 38 in Canal Trustees' Subdivision of the West ½ and so much of the South East ¼ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

#### Parcel 2:

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing on a point on the East line of said Lot 4 on the South line of 21<sup>st</sup> Street and running thence South on the West line of Jefferson Street, 140 feet; thence West parallel with the South line of 21<sup>st</sup> Street, 234 feet and 1 7/8 inches; thence North parallel with the West line of Jefferson Street, 140 feet to the South line of 21<sup>st</sup> Street; thence East to the point of beginning (except therefrom that part falling within the following described tract of land: That part of Lot 4 in Block 38 in Canal Trustee's Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows: beginning at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 295.00 feet North of the North line of West 22<sup>nd</sup> Street; thence West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 233.95 feet; thence North 71.84 feet to a point 234.03 feet West of the West line of said vacated South Jefferson Street; thence East parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 234.04 feet to a point on the West line of said vacated South Jefferson Street; thence South along the West line of said vacated South Jefferson Street, a distance of 71.84 feet to the point of beginning).

That part of Lot 4 in Block 38 in Canal Trustees' Subdivision of the West ½ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at a point on the East line of said Lot 4 (being the West line of vacated South Jefferson Street), 366.84 feet North of West 22<sup>nd</sup> Street; thence West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 234.03 feet to the point of beginning; thence continuing West parallel with the North line of said West 22<sup>nd</sup> Street, a distance of 129.71 feet to a point on the West line of said Lot 4; thence North along the West line of said Lot 4, a distance of 129.78 feet to a point on the South line of vacated West 21<sup>st</sup> Street; thence East along the South line of said vacated West 21<sup>st</sup> Street, a distance of 129.70 feet to a point 234.16 feet West of the West line of said vacated South Jefferson Street; thence South, a distance of 129.43 feet to the point of beginning.

# UNOFFICIAL COPY

Parcel 3:

That portion of the West ½ of vacated South Jefferson Street, 66 feet wide, lying South of and adjoining the Westward prolongation of the South line of vacated West 20<sup>th</sup> Place and North of and adjoining a line which is 366.84 feet North of and parallel with the North line of West 22<sup>nd</sup> Street;

All of the portion of vacated West 21<sup>st</sup> Street, 60 feet wide, which portion lies West of and adjoining the West line of South Jefferson Street (as said West line is extended through said West 21<sup>st</sup> Street) and East of and adjoining the Southward extension of the center line of vacated South Desplaines Street, as extended Southward to the South line of vacated West 21<sup>st</sup> Street;

That portion of the East ½ of vacated South Desplaines Street, 50 feet wide, which portion lies North of and adjoining the North line of vacated West 21<sup>st</sup> Street, as said North line is extended through said vacated South Desplaines Street, and lying South of and adjoining the Eastward extension of the South line of the North 20 feet of Lot 59 in the Subdivision of Lot 1 in Block 38 of Canal Trustees' Subdivision aforesaid;

The South ½ of vacated West 21<sup>st</sup> Street, 60 feet wide, lying West of and adjoining the center line of vacated South Desplaines Street extended Southward to the South line of said vacated West 21<sup>st</sup> Street and lying East of and adjoining the Northward extension of the West line of Lot 4 in Block 38 in said Canal Trustees' Subdivision;

All in the South West ¼ of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Parcel 4:

Easement for the benefit of Parcels 1, 2, and 3 for ingress and egress as created by Declaration of Easement dated February 29, 2000, and recorded April 28, 2000, as document number 00300044 and re-recorded January 31, 2005, as document 0503133180 over and upon:

The East ½ of vacated Jefferson Street adjacent to Lot 3 in Block 37 in Canal Trustees' Subdivision of the West ½ and so much of the South East ¼ as lies West of the South branch of the Chicago River of Section 21, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, and the South 12 feet of vacated 20<sup>th</sup> Place adjacent to Lot 3 aforesaid and extending to the western most boundary of said easement

Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT B

1. General real estate taxes and specials assessments not yet due and payable
2. Covenants, conditions, restrictions, and easements of record

Property of Cook County Clerk's Office

WW

# 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 title to real estate under the laws of the State of Illinois.

Dated 9/14, 2014

Signature: [Signature]

**Grantor or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 14, day of Feb, 2014  
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 title to real estate under the laws of the State of Illinois.

Date 9/14, 2014

Signature: [Signature]

**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 14, day of Feb, 2014  
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.)