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TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 31st day of March, 2014 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 May 12, 1989 and known as Trust No. 114382 party of the first part, and



Doc#: 1410629100 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2014 03:59 PM Pg: 1 of 4

MSK NORTH KENMORE 1 LLC,
an Illinois limited liability
company

party of the second part

whose address is :Two Prudential
Plaza, 180 N. Stetson Avenue, Suite 4500, Chicago, Illinois 60601

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:

LOT 8 IN BLOCK 14 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, IN SECTION 5,
TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS

PIN: 14-05-213-019-0000

ADDRESS OF PROPERTY: 6006 North Kenmore Avenue, Chicago, Illinois 60660

Title shall be good and merchantable, subject only to: General real estate taxes not due and payable at the time of Closing: covenants, conditions and restrictions of record, and building lines and easements, and matters set forth on Exhibit A attached hereto.

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.

Execution, delivery and acceptance of this Deed shall not be construed to create or effectuate (and it is the express intention of the grantor and grantee that this conveyance shall not in any manner be deemed) a merger with, or extinguishment of, the liens and security interests created and evidenced by that certain Commercial Mortgage, Security Agreement and Assignment of Rents and Leases (the "Mortgage"), dated as of June 27, 2007 and recorded with the Cook County Recorder of Deeds on July 9, 2007 as Document Number 0719031068 made by the Trust in favor of Lender (the "Mortgage"), encumbering the Property (the "Mortgage"), made by grantor for the benefit of the mortgagee identified therein, with the interest conveyed under this Deed. The mortgagee under the Mortgage and its successors and assigns shall retain and reserve the right to foreclose the lien of Mortgage against all persons claiming an interest in, or a lien on, any or all of the property conveyed under this Deed. Any liens and security interests created and/or evidenced by the loan and security documents delivered in connection with the Mortgage shall survive the execution and delivery of this Deed. Notwithstanding anything to the contrary, the foregoing is subject to the provisions of that certain Covenant Not to Sue executed and delivered by Secured Creditor relating to those loan and security documents.

Exempt under provisions of Par. L, Sec. 200/31-45, Real Estate Transfer Tax Act."

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.

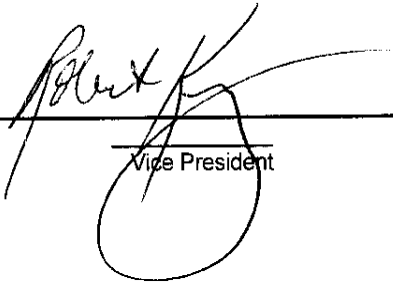
NGEDOCs: 2157981.1

First American Title Order # NCS-636063

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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 Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By:  _____
Vice President

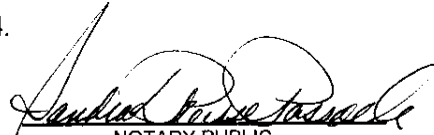
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 14th day of March, 2014.

"OFFICIAL SEAL"
SANDRA RUSSELL PASSARELLI
Notary Public, State of Illinois
My Commission Expires 07/23/2017




NOTARY PUBLIC

*Prepared by: Sara Cooper
Quarles and Brady
300 N. LaSalle, Suite 4000
Chicago, IL 60604*

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


AFTER RECORDING, PLEASE MAIL TO:

Joel Sestito
Partner
Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654

| REAL ESTATE TRANSFER | | 04/01/2014 |
|--|----------|---------------|
|  | COOK | \$0.00 |
|  | ILLINOIS | \$0.00 |
| TOTAL | | \$0.00 |
| 14-05-213-019-0000 20140301605934 QJT8WG | | |

SEND TAX BILLS TO:

MSK NORTH KENMORE 1 LLC
Two Prudential Plaza
180 North Stetson Avenue, Suite 4500
Chicago, Illinois 60601
Attention: Matthew D. Means

| REAL ESTATE TRANSFER | | 04/01/2014 |
|---|----------|---------------|
|  | CHICAGO: | \$0.00 |
| | CTA: | \$0.00 |
| TOTAL: | | \$0.00 |
| 14-05-213-019-0000 20140301605934 MWHE8S | | |

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Exhibit A

1. Real estate taxes not yet due and payable.
2. Right or claims of parties in possession not shown by the public records.
3. Easements, or claims of easements, not shown by the public records.
4. Any encroachments, encumbrance, violation, variation or adverse circumstance affecting title that would be disclosed by an accurate and complete survey of the land pursuant to the "Minimum Standards of Practice," 68 Ill. Admin. Code, Sec. 1270.56(b)(6)(P) for residential property or the ALTA/ACSM land title survey standards for commercial/industrial property.
5. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Taxes, or special assessments, if any, not shown as existing liens by the public records.
7. Loss or damage by reason of there being recorded in the public records, any deeds, mortgages, liens, pendens, liens or other title encumbrances subsequent to the Commitment date and prior to the effective date of the final Policy.
8. Mortgage dated June 27, 2007 and recorded July 9, 2007 as document 0719031068, made by Chicago Land Trust Company as Successor Trustee for LaSalle National Bank, as Trustee under Trust Agreement dated May 12, 1989 and known as Trust No. 114382, to CharterOne Bank, N.A., to secure an indebtedness in the amount of \$1,000,000.00, and the terms and conditions thereof. Assigned to MSK North Kenmore 1 LLC by assignment recorded November 18, 2011 as document number 1132213024. Further assigned to BKM2 Acquisition Fund LLC by assignment recorded December 01, 2011 as document number 1133549096.
9. Proceedings pending in the Circuit Court of Cook County, Case No. 11CH 40352, on a complaint filed by MSK North Kenmore 1, LLC and against Chicago Title Land Trust Company, successor trustee to LaSalle National Bank, successor trustee to LaSalle National Trust, N.A., as Trustee under Trust Agreement dated May 12, 1989 and known as Trust No. 114382 et. al., et al., for foreclosure of Mortgage recorded as document 0719031068.
10. Verified Claim for Statutory Lien in the amount of \$3,264.85, plus interest and costs, recorded January 29, 2010 as document 1002926093, made by City of Chicago Department of Water Management and against subject property.
11. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.
12. All other liens, charges and encumbrances not created or incurred by or with the consent of Grantor.

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STATEMENT OF GRANTOR/GRANTEE

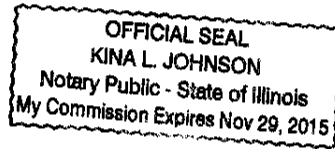
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 03/31, 14 Signature: *Alamandy as agent*
Grantor or Agent

Subscribed and sworn to before me by the said agent this 14 day of March, 2014.

Notary Public

Kina L. Johnson



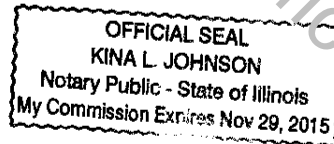
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 03/31, 14 Signature: *Alamandy as agent*
Grantee or Agent

Subscribed and sworn to before me by the said agent this 14 day of March, 2014.

Notary Public

Kina L. Johnson



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.