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Doc#: 1415335009 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/02/2014 09:35 AM Pg: 1 of 3

TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY

Peter L. Regas, Esq.
Regas, Frezados & Dallas LLP
111 W. Washington St.
Suite 1525
Chicago, IL 0602

CA 8910209 D2RF 1 of 2

THIS INDENTURE, made this 8th day of May, 2014, between ~~Heartland Bank and Trust Company, Successor Trustee to Western Springs National Bank and Trust~~, a banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 10th day of February, 2004, and known as Trust Number 4039, party of the first part, and **Van Buren Partners LLC; 1133 W. Van Buren Series**, party of the second part, whose address is 833 W. Washington Blvd., 3rd Floor, Chicago, Illinois 60607

WITNESSETH, that said party of the first part, in consideration of the sum of ~~Ten and No/100~~ (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

PIN: 17-17-229-006-0000; 17-17-229-007-0000; 17-17-229-008-0000; 17-17-229-009-0000;
17-17-229-010-0000; 17-17-229-011-0000 AND 17-17-229-051-0000

c/k/a: 1133 West Van Buren Street, Chicago, Illinois 60607

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

Box 400-CTCC

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Page 1 of 2

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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 duly authorized officers, the day and year first above written.

Heartland Bank and Trust Company, as Successor Trustee to
Western Springs National Bank and Trust, as Trustee under
Trust Agreement dated February 10, 2004 and known as Trust
Number 4039, and not personally

By

[Signature]
Daniel N. Wloddek, Trust Officer

Attest

[Signature]
Richard DiBernardo, Sr. Vice-Pres.

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 persons whose names are subscribed to this deed are personally known to me to be the duly authorized officers of Heartland Bank and Trust company, and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date:

5/8/2014

[Signature]
Notary Public



DELIVER

NAME Daniel F. Hofstetter, Ltd.

STREET 161 N. Clark St., #4700

CITY Chicago, IL 60601

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

1133 West Van Buren Street
Chicago, IL 60607

MAIL SUBSEQUENT TAX BILLS TO:

1133 West Van Buren Street
Chicago, IL 60607

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EXHIBIT A

THE WEST 4 FEET OF LOT 10, LOTS 11 THROUGH 16, BOTH INCLUSIVE, IN C. J. HULL'S SUBDIVISION OF BLOCK 27 INN CANAL TRUSTEES' SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOTS 10 THROUGH 16, BOTH INCLUSIVE, TAKEN FOR THE CONGRESS EXPRESSWAY AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 16, A DISTANCE OF 73.20 FEET; THENCE SOUTHEASTERLY, ALONG A STRAIGHT LINE, A DISTANCE OF 156.76 FEET TO A POINT 4 FEET EAST OF THE WEST LINE OF LOT 10 AND 47.26 FEET NORTH OF THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH A DISTANCE OF 47.26 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH A DISTANCE OF 47.26 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOTS 10 THROUGH 16, BOTH INCLUSIVE, A DISTANCE OF 154.44 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS

PIN: 17-17-229-006-0000; 17-17-229-007-0000; 17-17-229-008-0000; 17-17-229-009-0000;
17-17-229-010-0000; 17-17-229-011-0000 AND 17-17-229-051-0000


COMMON ADDRESS: 1133 West Van Buren Street, Chicago, IL 60607

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; general taxes for the year 2013 and subsequent years including taxes which may accrue by reason of new or additional improvements

EXEMPT UNDER PROVISIONS OF PARAGRAPH L, SEC. 200.1-2 (C) OF PARAGRAPH L, SEC. 200.1-4 (B), OF THE CHICAGO TRANSACTION TAX ORDINANCE.

DATE

BUYER, SELLER OR REPRESENTATIVE

REAL ESTATE TRANSFER		05/21/2014
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
17-17-229-051-0000 20140501602181 VV52JA		

17-17-229-051-0000 20140501602181 G73K2L	
COOK	\$920.00
ILLINOIS:	\$1,840.00
TOTAL:	\$2,760.00
05/21/2014	
REAL ESTATE TRANSFER	