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SHERIFF'S DEED (No. 140013)
(Judicial Sale)

THE GRANTOR, Sheriff of Cook County, Illinois, pursuant to and under the authority conferred by the provisions of a judgment entered by the Circuit Court of Cook County, Illinois on January 8, 2014 in Case No. 12 CH 23003, entitled Shubert Development Partners, LLC, as Assignee to Bridgeview Bank Group, v. 4600 Schubert, LLC, et al., pursuant to which the land hereinafter described was sold at public sale by said grantor on April 17, 2014, for and in consideration of Ten Dollars and 00/100 and other good and valuable consideration, from which sale no redemption has been made as provided by statute, hereby conveys, pursuant to a Certificate of Sale executed by the Cook County Sheriff, the following described real estate situated in the County of Cook, in the State of Illinois, to have and to hold forever, to the Plaintiff, Shubert Development Partners, LLC, a Colorado limited liability company.



Doc#: 1417018029 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2014 09:56 AM Pg: 1 of 6

See Attached Legal Description

Common address: 4600 West Schubert Avenue, Chicago, Illinois 60639

Permanent Tax Identification Number: 13-27-301-008-0000,
13-27-301-009-0000, and
13-27-301-010-0000.

DATED this date: 16th May, 2014.

City of Chicago
Dept. of Finance
668751



Real Estate
Transfer
Stamp
\$0.00

Batch 8,285,467

6/19/2014 9:31
DR43142

THOMAS J. DART
Sheriff of Cook County, Illinois

By: John Roman #11024
Deputy Sheriff of Cook County, Illinois

Exempt under provisions of Section 200/31-45, Paragraph (l) of Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(l) and Section 4 of the Real Estate Transfer Tax Act. Grantee is the holder of the mortgage on the property.

By: [Signature]

Dated: May 29, 2014

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STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that Joshua Thomas, personally known to me to be the
same person whose name as Deputy Sheriff of Cook County, Illinois, is subscribed to the
foregoing instrument, appeared before me this date in person, and acknowledged he signed,
sealed and delivered the said instrument as his free and voluntary act as such Deputy Sheriff, for
the uses and purposes therein set forth.

Given under my hand and official seal, this MAY 16 2014 day of MAY , 2014.

Commission expires: , 20 .

Joshua Thomas

OFFICIAL SEAL Notary Public
JOSHUA THOMAS
NOTARY PUBLIC STATE OF ILLINOIS
COMM. NO. 00174886027

ADDRESS OF PROPERTY:

4600 West Schubert, Chicago, IL
The above address is for statistical purposes
only and is not part of this deed.

PREPARED BY AND MAIL TO:

Adam Rome
GREIMAN, ROME & GRIESMEYER, LLC
200 West Madison, Suite 755
Chicago, Illinois 60606
(312) 428-2750

MAIL TAX BILLS TO:

Shubert Development
Partners, LLC
270 Saint Paul St.
Denver, CO 80206

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EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

LOTS 7 TO 23, INCLUSIVE AND THE EAST 19.00 FEET IN WIDTH OF LOT 24 IN THOGERSEN AND ERICKSEN'S SUBDIVISION OF LOTS 1 TO 15 AND LOTS 26 TO 33 ALL INCLUSIVE AND PRIVATE ALLEY IN BLOCK 6 IN SAMUEL S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO

THAT PART OF THE EAST/WEST 16-FOOT ALLEY, NOW VACATED, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 9 TO 16, BOTH INCLUSIVE AND NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 17 TO 24, BOTH INCLUSIVE AND LYING EAST OF A LINE 16.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 24 PRODUCED NORTH 16.00 FEET IN THOGERSEN AND ERICKSEN'S SUBDIVISION AFORESAID; ALSO,

THE WEST 30.00 FEET IN WIDTH OF THAT PART OF NORTH KENTON AVENUE IN THE CITY OF CHICAGO, NOW VACATED, LYING EAST OF AND ADJOINING THE EAST LINE OF BLOCK 6 AFORESAID; LYING NORTH OF THE SOUTH LINE OF LOT 17 IN SAID BLOCK PRODUCED EAST 30.00 FEET AND LYING SOUTH OF THE NORTH LINE OF LOT 16 IN SAID BLOCK PRODUCED EAST 30.00 FEET IN THOGERSEN AND ERICKSEN'S SUBDIVISION AFORESAID; ALSO,

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 6 ABOVE REFERRED TO RUNNING THENCE NORTH, A DISTANCE OF 18.00 FEET; THENCE A DISTANCE OF EAST 30.00 FEET THEREOF; THENCE SOUTH, A DISTANCE OF 18.00 FEET; THENCE WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING AND ALSO BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 6 ABOVE REFERRED TO RUNNING THENCE EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH, A DISTANCE OF 33.00 FEET; THENCE IN A STRAIGHT LINE TO POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF WEST PARKER AVENUE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 10 TO 13, BOTH INCLUSIVE AND THE SOUTH LINE OF SAID LOT 10 PRODUCED WEST 15.00 FEET IN BLOCK 3 OF S. S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL

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MERIDIAN; LYING NORTH OF AND ADJOINING THE NORTH LINE OF LOTS 9 TO 16, BOTH INCLUSIVE; LYING EAST OF AND ADJOINING THE WEST LINE OF SAID LOT 9 PRODUCED NORTH 100.00 FEET AND LYING WEST OF AND ADJOINING THE EAST LINE OF SAID LOT 16 PRODUCED NORTH 100.00 FEET IN THOGERSEN AND ERICKSEN'S SUBDIVISION OF LOTS 1 TO 15 INCLUSIVE AND LOTS 26 TO 33 INCLUSIVE AND PRIVATE ALLEY IN BLOCK 6 IN S. S. HAYES' KELVYN GROVE ADDITION TO CHICAGO SAID PART OF WEST PARKER AVENUE BEING FURTHER DESCRIBED AS:

THE EAST 240.00 FEET MORE OR LESS OF THAT PART OF WEST PARKER AVENUE, LYING WEST OF VACATED NORTH KENTON AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 6, 7, 8, 9, 10 AND THAT PART OF THE STRIP OF LAND BETWEEN LOTS 6 TO 10 BOTH INCLUSIVE AND LOT 11, WHICH WAS SHOWN ON THE PLAT OF S. S. HAYES' KELVYN GROVE ADDITION TO CHICAGO AS A PRIVATE ALLEY, BUT WHICH HAS NOW BEEN TERMINATED BY THE OWNERS OF ALL OF THE ABUTTING LOTS BY DECLARATION OF TERMINATION RECORDED AS DOCUMENT 12919799, (EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 184.55 FEET THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10); ALSO,

LOTS 11, 12, 13, 14, 15 AND THE EAST 25.00 FEET OF LOT 16 ALL IN BLOCK 3 IN S. S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT DATED JANUARY 4, 1949 AND RECORDED MARCH 23, 1949 AS DOCUMENT 14518493 FOR PURPOSE OF A RIGHT OF WAY FOR CONSTRUCTING, OPERATING AND MAINTAINING A SWITCH TRACK OVER A STRIP OF LAND BEING A PART OF VACATED NORTH KENTON AVENUE AS LAID OUT IN S. S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTH KENTON AVENUE, BEING ALSO THE WEST LINE OF RIGHT OF WAY OF CHICAGO AND NORTHWESTERN RAILWAY, WHICH IS 18.00 FEET SOUTH OF THE SOUTH LINE OF WEST DIVERSEY AVENUE PRODUCED EAST RUNNING THENCE PARALLEL TO THE

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SAID SOUTH LINE OF WEST DIVERSEY AVENUE, A DISTANCE OF 12.00 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF AFORESAID RIGHT OF WAY, A DISTANCE OF 182.39 FEET, MORE OR LESS TO A POINT 85.00 FEET MEASURED PARALLEL TO SAID RIGHT OF WAY, NORTH OF THE NORTH LINE OF WEST PARKER AVENUE PRODUCED EAST; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON SAID NORTH LINE OF WEST PARKER AVENUE, WHICH IS 19.00 FEET WEST OF THE WEST LINE OF THE AFORESAID RIGHT OF WAY; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID RIGHT OF WAY, A DISTANCE OF 82.00 FEET TO A POINT 18.00 FEET NORTH OF THE SOUTH LINE OF WEST PARKER AVENUE PRODUCED EAST; THENCE EAST PARALLEL TO SAID SOUTH LINE OF WEST PARKER AVENUE, A DISTANCE OF 19.00 FEET TO THE WEST LINE OF AFORESAID RIGHT OF WAY; THENCE NORTH ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 349.39 FEET, MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO OVER A PARCEL OF LAND DESCRIBED AS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID VACATED NORTH KENTON AVENUE AFORESAID, BEING ALSO THE WEST LINE OF THE RIGHT OF WAY OF CHICAGO & NORTHWESTERN RAILWAY, WHICH IS 18.00 FEET SOUTH OF THE SOUTH LINE OF WEST DIVERSEY AVENUE PRODUCED EAST; RUNNING THENCE NORTH ALONG SAID EAST LINE OF SAID NORTH KENTON AVENUE, A DISTANCE OF 18.00 FEET TO THE SOUTH LINE OF SAID WEST DIVERSEY AVENUE PRODUCED EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID WEST DIVERSEY AVENUE PRODUCED EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH ALONG A LINE PARALLEL WITH SAID EAST LINE OF SAID NORTH KENTON AVENUE, 18.00 FEET; THENCE EAST ALONG A LINE PARALLEL WITH SAID SOUTH LINE OF SAID WEST DIVERSEY AVENUE PRODUCED EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS OF REAL ESTATE:

4600 West Schubert Avenue
Chicago, Illinois 60639

PERMANENT TAX IDENTIFICATION NUMBERS:

13-27-301-008-0000
13-27-301-009-0000
13-27-305-010-0000

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STATEMENT BY GRANTOR AND GRANTEE

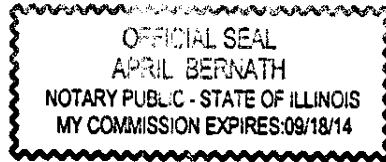
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: May 29, 2014

Signature: *April Bernath*
Grantor or Agent

Subscribed and sworn to before me this 29th day of May, 2014.

April Bernath
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 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: May 29, 2014

Signature: *April Bernath*
Grantor or Agent

Subscribed and sworn to before me this 29th day of May 2014.

April Bernath
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)