

ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED



After Recording Mail To:
Nexstep Cornelia LLC
833 N. Orleans
Chicago, IL 60610

Doc#: 1417745012 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/26/2014 09:03 AM Pg: 1 of 4

Name and Address of Taxpayer:
Nexstep Cornelia LLC
833 N. Orleans
Chicago, IL 60610

THIS INDENTURE, made this ^{20th} ~~May~~, ²⁰¹⁴, ~~effective as of June 3, 2014~~ between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated March 7, 2005, and known as Trust Number 11-6031, Party of the First Part, and, Nexstep Cornelia LLC, an Illinois limited liability company, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION: Please see attached description as Exhibit 'A'

Property Address ^N 3445 Whipple, Chicago, IL 60618-5611
PIN # 13-24-305-057-0000

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 by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the 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, SUBJECT, HOWEVER, to the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Vice President, the day and year first above written.

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Exhibit A

Legal Description

TRACT 2

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH $00^{\circ}43'57''$ EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 274.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}43'57''$ EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 79.50 FEET; THENCE NORTH $89^{\circ}16'03''$ EAST 55.40 FEET; THENCE NORTH $00^{\circ}43'57''$ WEST 79.50 FEET; THENCE SOUTH $89^{\circ}16'03''$ WEST 55.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 4

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH $89^{\circ}57'23''$ EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH $00^{\circ}02'37''$ WEST 135.00 FEET; THENCE NORTH $89^{\circ}57'23''$ WEST 167.17 FEET; THENCE SOUTH $00^{\circ}43'57''$ EAST 131.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ}16'03''$ WEST 54.00 FEET; THENCE SOUTH $00^{\circ}43'57''$ EAST 76.26 FEET; THENCE SOUTH $64^{\circ}44'48''$ EAST 6.26 FEET; THENCE NORTH $74^{\circ}28'16''$ EAST 33.52 FEET; THENCE NORTH $50^{\circ}18'08''$ EAST 20.52 FEET; THENCE NORTH $00^{\circ}43'57''$ WEST 57.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 8

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH $00^{\circ}43'57''$ EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH $89^{\circ}16'03''$ EAST 55.40 FEET; THENCE SOUTH $00^{\circ}43'57''$ WEST 2.00 FEET; THENCE SOUTH $89^{\circ}16'03''$ WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH $00^{\circ}43'57''$ WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 2.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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TRACT 9

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISION AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 IN BOOK 90 OF PLATS, AT PAGE 11, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF NORTH WHIPPLE STREET WITH THE SOUTH LINE OF WEST CORNELIA AVENUE (SAID EAST LINE OF NORTH WHIPPLE STREET BEING A LINE 33.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK 5, AND SAID SOUTH LINE OF WEST CORNELIA AVENUE BEING 33.00 FEET SOUTH OF THE NORTH LINE OF SAID BLOCK 5); THENCE SOUTH 89°57'23" EAST ALONG THE SOUTH LINE OF SAID WEST CORNELIA AVENUE, 297.21 FEET; THENCE SOUTH 00°02'37" WEST 135.00 FEET; THENCE NORTH 89°57'23" WEST 86.12 FEET; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 37°34'08" EAST 20.92 FEET; THENCE SOUTH 00°22'58" WEST 6.60 FEET; THENCE NORTH 85°47'59" WEST 17.39 FEET; THENCE NORTH 00°43'57" WEST 13.18 FEET; THENCE NORTHEASTERLY 9.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.00 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHORD BEARS NORTH 25°50'57" EAST, A DISTANCE OF 8.95 FEET; THENCE NORTH 52°25'52" EAST 1.13 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Pin: 13-24-305-057-0000

Address: 3445 Whipple, Chicago, Illinois.

Further Subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration of Party Wall Agreement for the Cornelia Court Townhome Association;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Grantee's mortgage, and
8. acts done or suffered by the Grantee