ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED

After Recording Mail To: Nexten Cornelia LLC 833 M. Orleans



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

sicaco. 14

THIS INDENTURE, made this May, between ALBANY BANK & TRUST COMPANY N.A., an association organized under toe 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'

3445 Whipple, Chicago, IL 60618 -5611 Property Address 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 Dced 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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ALBANY BA	NK & TRUST	COMPANY N.A.,	as Trustee Afores	said		
By:	110	Bl behus	Trust Off	icer		
Attest:	Whit.	<u> </u>	Vice Presi	dent		
STATE OF IL	LINOIS)					
COUNTY OF) ss. COOK)					
CERTIFY that me to be the straight this day in per	t the above-name ame persons where	ed Trust Officer an ose names are subs	d the above-nam scribed to the fore igned, sealed and	ed Vice I egoing in	tate aforesaid, DO HER President personally knonstrument, appeared befored the said instrument as	own to
Given under n	ny hand and not	arial seai, this May	30, 2014			
JOAN L. I	AL SEAL" MONTANEZ State of Illinois Expires 09-10-2017		Notary Publ	ic C		
Illinois Transf	fer Stamn - Exer	npt under provision	s of Paragraph	Sec	ction 4, Real Estate Tran	ısfer
Act	or amily the	Pro minor		4	.0	
Buyer, Seller	or Representativ	e		Date	Ox	
D 11	T M4		• A 11	- D 1- <i>0</i> -	Tours Contract NI A	2400

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 1456 - FAX 773.267-9405

DO NOT MAIL RECORDED DEED TO ALBANY BANK. MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.

REAL ESTATE TRAN	SFER TAX	26-Jun-2014
	CHICAGO:	3,082.50
	CTA:	1,233.00
	TOTAL:	4,315.50
13-24-305-057-0000	20140601600182	2-046-222-080

REAL EST	26-Jun-2014		
<u>A</u>		COUNTY:	205.50
(3)		ILLINOIS:	411.00
		TOTAL:	616.50
13-24-30	5-057-0000	20140601600182	2-133-188-352

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Exhibit A

Legal Description

TRACT 2

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 PARALIZE 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°43'57" EAST ALONG THE EAST LINE OF SAID EAST VHIPPLE STREET, 274.76 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 79.50 FEET; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE NORTH 00°43".7" WEST 79.50 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, II LIN OIS.

TRACT 4

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ½ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE TYNGD PRINCIPAL MERIDIAN, LYING NORTH OF WEST ROSCOE STREET AND EAST OF JOSEPH BICKERIKE'S 3RD SUBDIVISIO I AND OF ELSTON AVENUE AS SHOWN BY PLAT RECORDED ON JULY 5, 1905 AS DOCUMENT NO. 3720274 ½ 300K 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 SOLTH 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°43'57" EAST 131.51 FEC. TO THE POINT OF BEGINNING; THENCE SOUTH 89°16'03" WEST 54.00 FEET; THENCE SOUTH 00°43'57" EAST 76.26 F SET: THENCE SOUTH 64°44'48" EAST 6.26 FEET; THENCE NORTH 74°28'16" EAST 33.52 FEET; THENCE NORTH 10°18'08" EAST 20.52 FEET; THENCE NORTH 00°43'57" WEST 57.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, IL'INOIS.

TRACT 8

PART OF BLOCK 5 IN BICKERDIKE MANOR SUBDIVISION OF THAT PART OF THE SOUTHWEST ½ 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°43'57" EAST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET, 272.76 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°16'03" EAST 55.40 FEET; THENCE SOUTH 00°43'57" WEST 2.00 FEET; THENCE SOUTH 89°16'03" WEST 55.40 FEET TO THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET; THENCE NORTH 00°43'57" WEST ALONG THE EAST LINE OF SAID EAST WHIPPLE STREET 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°57'25" WEST 86.12 FEET; THENCE SOUTH 00°02'37" WEST 60.47 FEET; THENCE SOUTH 52°25'52" WEST 89.37 FEET TO THE POLIT OF BEGINNING; THENCE SOUTH 37°34'08" EAST 20.92 FEET; THENCE SOUTH 00°22'58" WEST 6.60 FEET; THENCE NO TH 85°47'59" WEST 17.39 FEET; THENCE NORTH 00°43'57" WEST 13.18 FEET; THENCE NORTHEASTERLY 5.28 FEET ALONG THE ARC OF A CIRCLE HAVING A RADIUS OF 10.00 FEET CONCAVE SOUTHEASTERLY AND WHOSE CHOLD 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:

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