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SHERIFF'S DEED (No. 140405)
(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 April 15, 2014 in Case No. 13CH 23004, entitled Shubert Development Partners, LLC, as Assignee to Bridgeview Bank Group, v. Chicago Title Land Trust Company, not individually, but as Trustee under Trust Agreement dated October 26, 2010 and known as Trust No. 8002355973, et al., pursuant to which the land hereinafter described was sold at public sale by said grantor on May 28, 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#: 1420516062 Fee: \$50.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/24/2014 03:36 PM Pg: 1 of 7

See Attached Legal Description

Permanent Tax Identification Number: 13-27-301-001-0000, 13-27-301-011-0000
Common address: 4645 West Diversey, Chicago, IL 60639

DATED this date: 7th July, 2014.

THOMAS J. DART
Sheriff of Cook County, Illinois

By: Joshua Thomas #11024
Deputy Sheriff of Cook County, Illinois

Exempt under provisions of Section 200/31-45, Paragraph (1) of Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(1) and Section 4 of the Real Estate Transfer Tax Act. Grantee is the holder of the mortgage on the property.

City of Chicago
Dept. of Finance
671252



Real Estate
Transfer
Stamp

\$0.00

By: Alan F. Stone

Dated: July 24, 2014

7/24/2014 15:29

dr00764

Batch 8,544,773

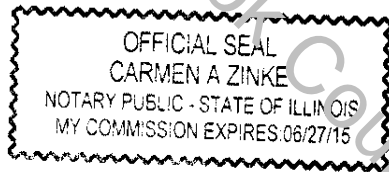
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 JUL 07 2014 day of _____, 2014.

Commission expires: _____, 20____.



Carmen A. Zinke
Notary Public

ADDRESS OF PROPERTY:
4645 West Diversey, 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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PARCEL 1:

LOT 16 (EXCEPTING THEREFROM THE EAST 25 FEET THEREOF), AND LOTS 17 THROUGH 33, INCLUSIVE, AND ALL OF THE EAST AND WEST 15 FOOT ALLEY NOW VACATED LYING SOUTH OF AND ADJOINING LOTS 19 THROUGH 33, INCLUSIVE, 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 2:

A RECIPROCAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 20, 1993 AND RECORDED JUNE 8, 1994 AS DOCUMENT 94508776 MADE BY AND BETWEEN ALDI INC. AND NBD TRUST COMPANY OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 19, 1985 KNOWN AS TRUST NUMBER 4172-HP AS AMENDED BY FIRST AMENDMENT TO RECIPROCAL EASEMENT FOR INGRESS, EGRESS AND PARKING DATED NOVEMBER 23, 2011 BY AND AMONG KLAIMONT FAMILY ASSOCIATES, L.P., CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER THE TERMS OF A TRUST AGREEMENT DATED OCTOBER 26, 2010 AND KNOWN AS TRUST NO. 3602355973, AND 4600 SCHUBERT, LLC, FOR INGRESS, EGRESS AND PARKING WITHIN ANY PORTION OF THOSE PARCELS DESCRIBED BELOW AS 2A THROUGH 2F, INCLUSIVE

PARCEL 2A:

LOTS 1 THROUGH 5, INCLUSIVE, AND ALL OF THE NORTH AND SOUTH 15 FOOT ALLEY NOW VACATED LYING WEST OF AND ADJOINING LOTS 1 THROUGH 5, INCLUSIVE, 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 2B:

THE WEST 30 FEET OF THAT PART OF NORTH KENTON AVENUE NOW VACATED LYING EAST OF AND ADJOINING LOTS 1 THROUGH 10, INCLUSIVE AFORESAID AND EAST OF AND ADJOINING THE EAST LINE OF BLOCK 3 PRODUCED 100 FEET SOUTH ALL LYING SOUTH OF THE SOUTH LINE OF DIVERSEY AVENUE AND NORTH OF THE SOUTH LINE OF PARKER AVENUE PRODUCED EAST 30 FEET EXCEPT THE SOUTH 18 FEET THEREOF 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, (EXCEPT THAT PART THEREOF DEFINED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID VACATED NORTH KENTON AVENUE 18.00 FEET NORTH OF THE SOUTH LINE OF SAID BLOCK 3; THENCE NORTH 02 DEGREES 00 MINUTES 41 SECONDS WEST, ALONG SAID WEST LINE, 36.12 FEET; THENCE NORTH 88 DEGREES 36 MINUTES 42

CONTINUED ON NEXT PAGE

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SECONDS EAST, 30.00 FEET TO A POINT ON THE EAST LINE OF THE WEST 30 FEET OF SAID NORTH KENTON AVENUE NOW VACATED; THENCE SOUTH 02 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG SAID EAST LINE, 36.09 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 18 FEET OF SAID NORTH KENTON AVENUE NOW VACATED; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECOND WEST, ALONG SAID NORTH LINE, 30.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.)

PARCEL 20:

THAT PART OF LOTS 6, 7, 8, 9 AND 10 AND THAT PART OF THE NORTH AND SOUTH 15 FOOT ALLEY NOW TERMINATED LYING WEST OF AND ADJOINING SAID LOT 6, LYING NORTHEASTERLY OF A LINE WHICH IS 9 FEET SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE BEING NEARLY THE CENTER LINE OF THE PRESENT SWITCH TRACK DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF, RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF, 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, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6, SAID POINT ALSO BEING ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10;) THENCE SOUTHEASTERLY 59.90 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 45 DEGREES 13 MINUTES 39 SECONDS EAST, 59.83 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01 DEGREES 24 MINUTES 22 SECONDS EAST, ALONG SAID NON-TANGENT LINE, 1.74 FEET; TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF;) THENCE NORTHWESTERLY 63.16 FEET, ALONG SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS NORTH 46 DEGREES 00 MINUTES 23 SECONDS WEST, 63.08 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 88 DEGREES 35 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE, 2.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.)

PARCEL 2D:

THAT PART OF LOTS 7, 8, 9 AND 10 AND THAT PART OF VACATED WEST PARKER AVENUE, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOT 10 AND LYING WEST OF VACATED NORTH KENTON AVENUE, ALL IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH,

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RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 02 DEGREES 00 MINUTES 41 SECONDS EAST, ALONG THE WEST LINE OF SAID VACATED NORTH KENTON AVENUE, 45.89 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 42 SECONDS WEST, 62.08 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, 151.14 FEET TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF); THENCE SOUTHEASTERLY 64.55 FEET, ALONG THE ARC OF SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 35 DEGREES 55 MINUTES 38 SECONDS EAST, 64.47 FEET TO A POINT ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10); THENCE SOUTHEASTERLY 57.04 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 25 DEGREES 08 MINUTES 25 SECONDS EAST, 56.98 FEET TO A POINT ON A NON-TANGENT LINE, SAID LINE BEING THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 88 DEGREES 34 MINUTES 17 SECONDS EAST, ALONG SAID LAST DESCRIBED LINE, 2.13 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

PARCEL 2E:

THAT PART OF LOT 10 IN BLOCK 3, IN S.S. HAYES' KELVYN GROVE ADDITION CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST, 0.87 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A" (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6 A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF); THENCE SOUTH 88 DEGREES 34 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10 A DISTANCE OF 1.26 FEET TO A POINT ON LINE "B" (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET AN ARC DISTANCE OF 182.95 FEET, MORE OR LESS THEREOF, TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10); THENCE NORTHWESTERLY 57.04 FEET ALONG SAID LINE "B", BEING THE ARC OF A NON-TANGENT CIRCLE TO THE LEFT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS NORTH 25 DEGREES 08 MINUTES 25 SECONDS WEST, 56.98 FEET TO A POINT ON A CURVE 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH SAID LINE "A"; THENCE SOUTHEASTERLY 57.56 FEET, ALONG SAID CONCENTRIC CURVE, BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS SOUTH 26 DEGREES 11 MINUTES 26

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SECONDS EAST, 57.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2F:

THAT PART OF LOTS 7, 8, 9 AND 10 IN BLOCK 3 IN S.S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6, SAID POINT ALSO BEING ON LINE "B"; (LINE "B" BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1.44 FEET WEST OF THE NORTHWEST CORNER OF LOT 6 IN SAID BLOCK 3; THENCE SOUTHEASTERLY AT A RADIUS OF 355.06 FEET, AN ARC DISTANCE OF 182.95 FEET MORE OR LESS THEREOF TO A POINT 2.13 FEET WEST OF THE SOUTHEAST CORNER OF LOT 10;) THENCE SOUTHEASTERLY 59.90 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 41 DEGREES 13 MINUTES 39 SECONDS EAST, 59.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHEASTERLY 66.01 FEET, ALONG SAID LINE "B" BEING THE ARC OF A NON-TANGENT CIRCLE TO THE RIGHT, HAVING A RADIUS OF 355.06 FEET AND WHOSE CHORD BEARS SOUTH 31 DEGREES 04 MINUTES 06 SECONDS EAST, 65.91 FEET TO A POINT ON A CURVE BEING 9 FEET SOUTHWESTERLY OF AND CONCENTRIC WITH LINE "A"; (LINE "A" BEING NEARLY THE CENTER LINE OF THE FORMER SWITCH TRACK AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT 10, A DISTANCE OF 22 FEET 6 INCHES NORTH OF THE SOUTHEAST CORNER THEREOF; RUNNING THENCE NORTHWESTERLY ON A CURVE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 372 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 9 FEET 4 1/4 INCHES EAST OF THE NORTHWEST CORNER THEREOF;) THENCE NORTHWESTERLY 64.55 FEET, ALONG SAID CONCENTRIC CIRCLE, HAVING A RADIUS OF 363.00 FEET AND WHOSE CHORD BEARS NORTH 35 DEGREES 55 MINUTES 38 SECONDS WEST, 64.47 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 01 DEGREES 24 MINUTES 22 SECONDS WEST, ALONG SAID NON-TANGENT LINE, 1.74 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 13-27-301-005-0000

13-27-301-011-0000

Commonly Known As: 4645 West Diversey, Chicago, IL

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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: July 24, 2014

Signature: *Adam Stone*
Grantor or Agent

Subscribed and sworn to before me this 24th day of July, 2014.

April Bernath
NOTARY PUBLIC



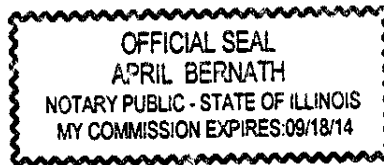
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: July 24, 2014

Signature: *Adam Stone*
Grantor or Agent

Subscribed and sworn to before me this 24th day of July, 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.)