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TRUSTEE'S DEED

Reserved for Recorder's Office

Doc#: 1423029048 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2014 04:14 PM Pg: 1 of 5

This indenture made this 8TH day of August, 2014 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Successor Trustee to Bridgeview Bank, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 19th day of March, 2004 and known as Trust Number 1-3108 party of the first part, and



Doc#: 1423119154 Fee: \$46.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2014 04:05 PM Pg: 1 of 5

SPIRIT LAKE ACQUISITION II, LLC

whose address is :
2425 Olympic Blvd
Suite 120E
Santa Monica, CA 90404

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description ****THIS DOCUMENT IS BEING RE-RECORDED TO ADD EXEMPTION LETTER****

Permanent Tax Number: 18-25-424-010-0000

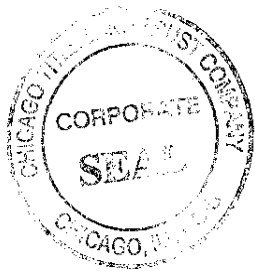
together with the tenements and appurtenances thereunto belonging.

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 pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____
Assistant Vice President

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 above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 8th Day of August, 2014

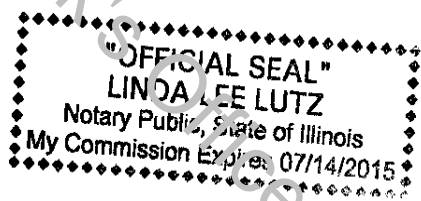
Linda Lee Lutz
NOTARY PUBLIC

PROPERTY ADDRESS:
7740 S. Harlem Ave.
Bridgeview, IL 60455

This instrument was prepared by: Eileen F. Neary
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle St.
ML04LT
Chicago, IL 60601-3254

AFTER RECORDING, PLEASE MAIL TO:

NAME Keara Roetnik
ADDRESS 300 S. Wacker #2750 OR BOX NO. _____
CITY, STATE Chicago, IL 60606
SEND TAX BILLS TO: Grantee



REAL ESTATE TRANSFER TAX		18-Aug-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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EXHIBIT A LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:

THE NORTH 120 FEET OF THE EAST ¼ OF LOT 1 IN HARTZ'S HARLEM AVENUE CONSOLIDATION OF THE NORTH ½ OF THE SOUTH ½ OF THE EAST ½ OF THE SE ¼ (EXCEPT THE STREET AND EXCEPT THE RAILROAD) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE TPM, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED JUNE 15, 1978 AS DOCUMENT NUMBER 24492945 AND AS CREATED BY DEED FROM UNION NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 446 TO PRISCILLA J. PEAND DATED JULY 27, 1978 AND RECORDED SEPTEMBER 7, 1978 AS DOCUMENT NO. 24616705 FOR INGRESS AND EGRESS, OVER AND ACROSS THE WEST 15 FEET OF THE EAST 147 FEET OF THE NORTH 71.50 FEET OF LOT 1 IN HARTZ'S HARLEM AVENUE CONSOLIDATION IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE SE 1/4 (EXCEPT STREET AND EXCEPT RAILROAD) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE TPM, IN COOK COUNTY, ILLINOIS. THE WEST 23 FEET OF THE EAST 147 FEET (EXCEPT THE NORTH 71.50 FEET) OF SAID LOT 1, THE SOUTH 20.50 FEET OF THE NORTH 92 FEET OF THE EAST 124 FEET OF SAID LOT 1, THE EAST 44 FEET OF THE SOUTH 20 FEET OF THE NORTH 112 FEET OF SAID LOT, THE SOUTH 8 FEET OF THE NORTH 120 FEET OF THE EAST 104 FEET OF SAID LOT, THE WEST 20 FEET OF THE EAST 167 FEET OF SAID LOT 1 THE WEST 20 FEET OF THE EAST 124 FEET (EXCEPT THE NORTH 92 FEET) OF SAID LOT 1, THE SOUTH 20 FEET OF THE NORTH 112 FEET OF THE WEST 60 FEET OF THE EAST 104 FEET OF SAID LOT 1, THE WEST 10 FEET OF THE EAST 132 FEET OF THE NORTH 71.50 FEET OF SAID LOT 1 (EXCEPT THEREFROM THOSE PARTS FALLING IN PARCEL 1) IN COOK COUNTY, ILLINOIS.

PIN: 18-25-424-010-0000

ADDRESS OF PROPERTY: 7740 South Harlem Avenue, Bridgeview Illinois 60455

Exempt under provisions of Paragraph L, Section 4,
Real Estate Transfer Act.

8/8/2014

Date


POWER OF REPRESENTATIVE

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EXHIBIT B

PERMITTED EXCEPTIONS

1. MORTGAGE DATED JULY 30, 2009 AND RECORDED AUGUST 17, 2009 AS DOCUMENT NO. 0922957046 MADE BY BRIDGEVIEW BANK AND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 2004 AND KNOWN AS TRUST #1-3108, TO INLAND BANK AND TRUST, TO SECURE AN INDEBTEDNESS OF \$625,000.00.

ASSIGNMENT OF RENTS DATED JULY 30, 2009 AND RECORDED AUGUST 17, 2009 AS DOCUMENT NO. 0922957047 MADE BY BRIDGEVIEW BANK AND TRUST, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 19, 2004 AND KNOWN AS TRUST #1-3108, TO INLAND BANK AND TRUST.

ASSIGNMENT OF ASSET DOCUMENTS MADE BY AND BETWEEN INLAND BANK AND TRUST AND SPIRIT LAKE ACQUISITION II, LLC RECORDED FEBRUARY 25, 2014.

ASSIGNMENT AND SECURITY AGREEMENT MADE BY AND BETWEEN INLAND BANK AND TRUST AND SPIRIT LAKE ACQUISITION II, LLC RECORDED FEBRUARY 25, 2014 AS DOCUMENT NO. 1405604020.

LOAN MODIFICATION AGREEMENT RECORDED AS DOCUMENT NO. 1112308202.

2. EASEMENTS, COVENANTS, RESTRICTIONS, OBLIGATIONS AND AGREEMENTS ESTABLISHED BY THE DECLARATION OF EASEMENTS FOR PARKING, INGRESS AND EGRESS RECORDED JUNE 13, 1978 AS DOCUMENT NUMBER 24492945 MADE BY UNION NATIONAL BANK OF CHICAGO, TRUSTEE.

3. RIGHTS OF THE ADJOINING OWNER AND OWNERS TO THE CONCURRENT USE OF THE EASEMENT DESCRIBED AS PARCEL 2.

4. TERMS AND PROVISIONS CONTAINED IN THE INSTRUMENTS CREATING THE EASEMENTS SHOWN AS PARCEL 2 HEREOF, AND THE RIGHTS OF ADJOINING OWNERS AND OTHERS TO THE CONCURRENT USE OF SAID EASEMENTS.

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JUL/28/2014/MON 07:01 PM

Anthony J Peraica

FAX No. 7735853035

P. 002

STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agent affirms 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 acquire and hold title to real estate in Illinois, or other 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.

Date: July 28, 2014

CHICAGO TITLE AND TRUST COMPANY, not individually or personally, but solely as successor to Bridgeview Bank and Trust, as "trustee" under that certain Trust Agreement dated March 19, 2004, held by **CHICAGO TITLE AND TRUST COMPANY**, and internally identified as Trust #1-3108

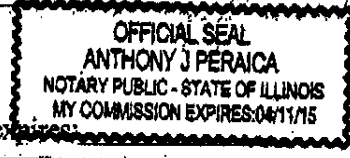
By: Mike Slunkman, by [Signature], as

Print Name: MIKE SLUNKMAN

Its: SOLELY AS AGENT

Subscribed and sworn before me this 28 day of July, 2014.

[Signature]
Notary Public



Commission expires: _____

The grantee or its 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 acquire and hold title to real estate in Illinois, or other 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.

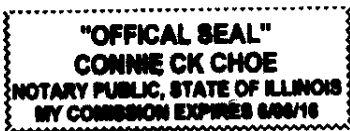
Date: July 4, 2014

SPIRIT LAKE ACQUISITION II LLC, a Delaware limited liability

By: [Signature]

Print Name: Keira Postule

Its: agent



Subscribed and sworn before me this 4th day of ~~July~~ August, 2014.

[Signature]
Notary Public

Commission expires: 6/06/2016

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).