

# UNOFFICIAL COPY

076376592818

## TRUSTEE'S DEED

15



This indenture made this 15 day of October, 2014, between **CHICAGO TITLE LAND TRUST COMPANY**, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK & TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION 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 22<sup>nd</sup> day of October, 1986, and known as Trust Number 100373-07, party of the first part, and Ada Street Factory LLC, an Illinois limited liability company whose address is: 2249 N. Sheffield, Chicago, IL 60614 party of the second part.

Doc#: 1430210008 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/29/2014 09:36 AM Pg: 1 of 4

CLERK'S OFFICE OF COOK COUNTY

**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 Exhibit "A" Legal Description and Exhibit "B" Permitted Exceptions made a part hereof

Permanent Tax Number: 14-32-316-038-0000 and 14-32-316-048-0000

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.

Box 400-CTCC

S Y  
P 4  
S N  
SC Y  
INT TS

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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 Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Samuel A. Lopez*  
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 3<sup>rd</sup> day of October, 2014.



*Lidia Marinca*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**1338 West Concord Place**  
**Chicago, Illinois 60642**

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle St., Suite 2750  
Suite 2750  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME *Christopher Harrison*  
ADDRESS *45 N LaSalle* OR BOX NO. \_\_\_\_\_  
*Suite 600*  
CITY, STATE *Chgo Ill 60610*  
SEND TAX BILLS TO: \_\_\_\_\_

REAL ESTATE TRANSFER TAX 15-Oct-2014



COUNTY: 625.00  
ILLINOIS: 1,250.00  
TOTAL: 1,875.00

14-32-316-038-0000 | 20141001635054 | 1-063-984-256

REAL ESTATE TRANSFER TAX 15-Oct-2014



CHICAGO: 9,375.00  
CTA: 3,750.00  
TOTAL: 13,125.00

14-32-316-038-0000 | 20141001635054 | 1-600-855-168

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## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1:

LOTS 37 AND 38 IN THE SUBDIVISION OF BLOCK 3 OF THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2:

ALL OF THE NORTHEASTERLY 16 FOOT VACATED ALLEY LYING NORTHWESTERLY OF AND ADJOINING THE NORTHWESTERLY LINE OF LOTS 37 TO 38 AND LYING SOUTHEASTERLY OF AND ADJOINING THE SOUTHEASTERLY LINE OF LOT 39 AND LYING NORTHEASTERLY OF AND ADJOINING THE SOUTHWESTERLY LINE OF LOT 37 EXTENDED NORTHWESTERLY IN THE SUBDIVISION OF BLOCK 3 OF THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO AFORESAID, ALL IN COOK COUNTY, ILLINOIS.

PIN(S): 14-32-316-038-0000 AND 14-32-316-048-0000

ADDRESS: 1338 W. CONCORD PLACE, CHICAGO, ILLINOIS 60642

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## EXHIBIT "B"

### PERMITTED EXCEPTIONS

1. 2014 REAL ESTATE TAXES NOT YET DUE AND PAYABLE, AND SUBSEQUENT YEARS.
2. MATTERS OF SURVEY:
  1. ENCROACHMENT OF THE ONE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PUBLICWAY EAST AND ADJOINING BY APPROXIMATELY 0.60 FEET;
  2. ENCROACHMENT OF THE METAL DOOR LOCATED MAINLY ON THE LAND ONTO THE PUBLICWAY EAST AND ADJOINING BY AN UNDISCLOSED MEASUREMENT;
  3. ENCROACHMENT OF THE ONE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTHEAST AND ADJOINING BY APPROXIMATELY 0.06 TO 0.09 FEET;
  4. ENCROACHMENT OF THE ONE STORY BRICK BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.17 FEET; ALL AS SHOWN ON PLAT OF SURVEY NUMBER 76921 PREPARED BY MM SURVEYING COMPANY CO., INC., DATED AUGUST 27, 2010. (AFFECTS LOTS 37 & 38).
3. EASEMENTS GRANTED TO THE COMMONWEALTH EDISON COMPANY BY THE EXCHANGE NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 9317 BY INSTRUMENT RECORDED AS DOCUMENT 19343631 AND BY JOHN C. PEIRCE AND LEONARD L. PEIRCE AS TRUSTEES IN DOCUMENT 19343632 STATED AS FOLLOWS: A PERPETUAL RIGHT, EASEMENT, PERMISSION AND AUTHORITY TO CONSTRUCT, OPERATE, USE, MAINTAIN, REPAIR, RELOCATE, REPLACE, RENEW AND REMOVE POLES, CROSS ARMS, WIRES, CABLES, CONDUIT AND OTHER OVERHEAD OR UNDERGROUND EQUIPMENT, OR BOTH FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY IN, UNDER, OVER, ACROSS AND ALONG THE PARCEL OF LAND BEING PARCEL 2 HEREOF. (AFFECTS PARCEL 2).
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF COMMUNICATION CABLE, AND UTILITY POLE AS DISCLOSED BY THE SURVEY PREPARED BY MM SURVEYING CO., INC. ORDER NO. 76921 DATED AUGUST 27, 2010. (AFFECTS PARCEL 2).
5. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO VACATED ALLEY. (AFFECTS PARCEL 2).
6. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. (AFFECTS PARCEL 2).