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Doc#: 1430810046 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2014 11:29 AM Pg: 1 of 6

This indenture made the 24th day of September, 2014, between **CHICAGO TITLE LAND TRUST COMPANY**, as Successor Trustee to Cole Taylor Bank, as Successor Trustee to Harris Trust and Savings 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 day of 15th day of December, 1963, and known as Trust Number 31315, party of the first part and **635-647 W. Roosevelt Road, LLC**, an **Illinois limited liability company**, party of the second part.

Reserved for Recorder's Office

Whose address:
1319 South State Street, Suite B
Chicago, Illinois 60605

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** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said party of the second part, in the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

P.I.N. 17-21-101-041, 17-21-101-042, and 17-21-101-014

Subject to: See Attached Permitted Exceptions

Property Address: 635-637 W. Roosevelt Road, Chicago, Illinois 60607

Box 400 CTCC

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 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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REAL ESTATE TRANSFER TAX		22-Oct-2014	
	COUNTY:	1,205.00	
	ILLINOIS:	2,410.00	
	TOTAL:	3,615.00	

REAL ESTATE TRANSFER TAX		22-Oct-2014	
	CHICAGO:	18,075.00	
	CTA:	7,230.00	
	TOTAL:	25,305.00	

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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: _____
Mario V. Gotanco, Assistant Vice President

State of Illinois)

SS.

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mario V. Gotanco, Trust Officer 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 signed and delivered the said instrument as his 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 own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 24th day of September, 2014.

Silvia Medina

NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street Suite 2750
Chicago, Illinois 60603

MAIL DEED TO:

NAME: Tige C. Johnson Esq.
Johnson Law, LLC

ADDRESS: 29 South LaSalle Street, Suite 220

CITY, STATE, ZIP CODE: Chicago, IL 60603

MAIL TAX BILLS TO:

NAME: Kelsey Karp
635-647 W. Roosevelt Road, LLC

ADDRESS: 1329 South State Street, Suite B

CITY, STATE, ZIP CODE: Chicago, IL 60605

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Legal Description

PARCEL 1:

LOT 3 (EXCEPT THE NORTH 42.00 FEET THEROF TAKEN FOR STREET) AND LOT 6 IN SHOUP'S SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION OF BLOCKS AND LOTS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A PARCEL OF LAND IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, CONSISTING OF A PART OF LOT 2 AND ALL OF LOT 7 IN THE SUBDIVISION OF LOT 4 IN BLOCK 67 IN CANAL TRUSTEES' SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT BLOCKS 57 AND 58) SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, WITH THE EAST LINE OF SAID LOT 2 IN THE SUBDIVISION OF LOT 4 AND RUNNING THENCE SOUTH ALONG SAID EAST LINE OF LOT 2 AND ALONG THE EAST LINE OF SAID LOT 7, A DISTANCE OF 131.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 25.07 FEET TO THE SOUTHWEST CORNER OF LOT 7; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 7 AND ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 131.32 FEET TO THE SOUTH LINE OF SAID WEST ROOSEVELT ROAD AS WIDENED; AND THENCE EAST ALONG SAID SOUTH LINE OF WEST ROOSEVELT ROAD AS WIDENED, A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2 AND 3 PURSUANT TO GRANT OF EASEMENT RECORDED NOVEMBER 15, 1984 AS DOCUMENT 27338040 OVER THAT PART OF THE VACATED 12TH PLACE PER VACATION ORDINANCE RECORDED NOVEMBER 14, 1984 AS DOCUMENT 27336633.

PINS: 17-21-101-041, 042 AND 17-21-101-014

COMMON ADDRESS: 635-637 W. Roosevelt Road, Chicago, IL 60607

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Permitted Exceptions

1. UNPAID YEAR 2014 AND SUBSEQUENT YEARS REAL ESTATE TAXES NOT DUE AND OWING.
2. STEVE SACHS, INC. LEASE DATED OCTOBER 31, 2003, AS AMENDED.
3. COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS CONTAINED IN THE REDEVELOPMENT AGREEMENT MADE BY AND BETWEEN CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, AS THE SELLER, AND ISADORE SACHS, AS THE PURCHASER, DATED JANUARY 31, 1963 AND RECORDED FEBRUARY 26, 1963 AS DOCUMENT 18729378 RELATING TO

(A) USE OF THE LAND;

(B) RIGHTS OF ACCESS TO THE LAND, THE CITY OF CHICAGO AND THE UNITED STATES OF AMERICA FOR THE PURPOSES OF SAID REVELOPMENT AGREEMENT;

(C) RIGHTS AND LIMITATIONS THEREOF, AND OBLIGATIONS OF MORTGAGEES AND OF PARTIES COMMING INTO TITLE BY WAY OF, OR IN LIEU OF, FORECLOSURE OF A MORTGAGE, IN CASE OF DEFAULT OF THE REDEVELOPER IN COMPLYING WITH THE TERMS OF THE SAID REDEVELOPMENT AGREEMENT;

(D) PROHIBITION AGAINST THE EXECUTION OF ANY AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY THE LAND OR ANY PART THEREOF, IS RESTRICTED UPON THE BASIS OF RACE, RELIGION, COLOR OR NATIONAL ORIGIN, IN THE SALE, LEASE OR OCCUPANCY THEREOF.

(FOR FURTHER PARTICULARS, SEE RECORD.).

NOTE: SAID INSTRUMENT PROVIDES THAT THE SAID SELLER SHALL HAVE THE RIGHT TO THE LAND AND REVEST ITSELF WITH, AND BE SEIZED OF THE LAND, AND PROVIDES FOR RECONVEYANCE OF THE LAND BY THE REDEVELOPER (OR HIS SUCCESSOR IN INTEREST) TO THE SELLER IF, THE REDEVELOPER SHALL FAIL TO PAY TAXES AND SPECIAL ASSESSMENTS WHEN DUE, OR SHALL PLACE ANY UNAUTHORIZED ENCUMBRANCE OR LIEN ON THE LAND, OR SHALL SUFFER ANY LEVY OR ATTACHMENT TO BE MADE OR MATERIALMAN'S OR MECHANIC'S LIENS TO ATTACH TO THE LAND, OR THERE SHALL BE ANY TRANSFER OF STOCK OWNERSHIP IN VIOLATION OF THE RESTRICTIONS ABOVE, AND ANY SUCH DEFAULT OR VIOLATION IS NOT CURED WITHIN THE PARTICULAR GRACE PERIODS THEREIN PROVIDED. SAID RE-ENTRY, REVESTING OF TITLE, OR RECONVEYANCE SHALL, HOWEVER, WITH CERTAIN LIMITATIONS, BE SUBJECT TO, AND LIMITED BY, ANY MORTGAGE LIENS AUTHORIZED BY SAID AGREEMENT AND IN EXISTENCE, AND BY ANT RIGHTS OR INTERESTS AS PROVIDED IN THIS AGREEMENT FOR THE PROTECTION OF THE HOLDERS OF MORTGAGES, TRUST DEEDS OR DEEDS OF TRUST OR THEIR SUCCESSORS IN INTEREST.

(AFFECTS PARCEL 1)

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4. COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS CONTAINED IN THE QUIT CLAIM DEED FORM CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, TO ISADORE SACHS DATED FEBRUARY 13, 1963 AND RECORDED MARCH 8, 1963 AS DOCUMENT 18738100 RELATING TO

(A) USE OF THE LAND;

(B) PROHIBITION OF THE EXECUTION OF ANY AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY ANY PART OF THE LAND IS RESTRICTED UPON THE BASIS OF RACE, CREED OR COLOR, IN THE SALE, LEASE OR OCCUPANCY THEREOF;

(C) NON-MERGER IN THIS QUIT CLAIM DEED DOCUMENT 18738100 OF ANY OF THE COVENANTS, TERMS OR CONDITIONS OF THE AFORESAID REDEVELOPMENT AGREEMENT.

(FOR FURTHER PARTICULARS, SEE RECORD.)

NOTE: SAID INSTRUMENT PROVIDES FOR RIGHT OF RE-ENTRY IN FAVOR OF, REVESTING OF TITLE IN, AND RE-CONVEYANCE OF THE LAND TO, THE GRANTOR IN CASE OF ANY BREACH OR VIOLATION (NOT CURED WITHIN CERTAIN PERIODS OF GRACE THEREIN SPECIFIED) OF CERTAIN OF THE COVENANTS, CONDITIONS, RESTRICTIONS AND AGREEMENTS NOTED ABOVE; SUCH RE-ENTRY, REVESTING OF TITLE AND RECONVEYANCE TO BE SUBJECT, HOWEVER, TO THE LIEN OF ANY MORTGAGE OR TRUST DEED AUTHORIZED BY AND AS LIMITED BY TERMS OF THE AFORESAID REDEVELOPMENT AND IN EXISTENCE AT THE TIME OF SAID BREACH AND TO THE RIGHTS OR INTERESTS (AS PROVIDED IN THE AFORESAID REDEVELOPMENT AGREEMENT) OF THE HOLDERS OF ANY EVIDENCE OF INDEBTEDNESS SECURED BY ANY SUCH MORTGAGE OR TRUST DEED.

(AFFECTS PARCEL 1)

5. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS OF THE PROJECT LAKE-MAYWOOD URBAN RENEWAL PLAN AS DISCLOSED BY ORDINANCE APPROVING SAID PLAN, A COPY OF WHICH WAS RECORDED AUGUST 24, 1962 AS DOCUMENT 18572546.
6. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 4 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.
- B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT.
7. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY EAST AND ADJOINING BY APPROXIMATELY 0.23 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 14-1010 PREPARED BY STREAMLINE SURVEY, INC. DATED JULY 15, 2014.

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8. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY APPROXIMATELY 0.04 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 14-1010 PREPARED BY STREAMLINE SURVEY, INC. DATED JULY 15, 2014.

9. ENCROACHMENT OF THE BUILDING LOCATED MAINLY ON THE LAND ONTO THE PROPERTY SOUTH AND ADJOINING BY APPROXIMATELY 0.22 FEET, AS SHOWN ON PLAT OF SURVEY NUMBER 14-1010 PREPARED BY STREAMLINE SURVEY, INC. DATED JULY 15, 2014.

Property of Cook County Clerk's Office

COOK COUNTY
RECORDS OF DEEDS
SCANNED BY _____