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This indenture made the 24th day of September, 2014, between CHICAGO TITLE LAND TRUST COMPANY, as Successor Trustee to LaSalle Bank, as Successor Trustee American National Bank and Trust Company of Chicago, as Successor Trustee to South Central 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 12th day of January, 1988, and known as Trust Number L-342, party of the first part and **635-647 W.**



Doc#: 1430810047 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2014 11:40 AM Pg: 1 of 4

Roosevelt Road, LLC, an Illinois limited liability company, party of the second part.

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. 17-21-101-039, 17-21-101-040, and 17-21-101-011

Subject to: See Attached Permitted Exceptions

Property Address: 639-647 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.

REAL ESTATE TRANSFER TAX		22-Oct-2014
COUNTY:	516.50	
ILLINOIS:	1,033.00	
TOTAL:	1,549.50	

REAL ESTATE TRANSFER TAX		22-Oct-2014
CHICAGO:	7,747.50	
CTA:	3,099.00	
TOTAL:	10,846.50	

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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.

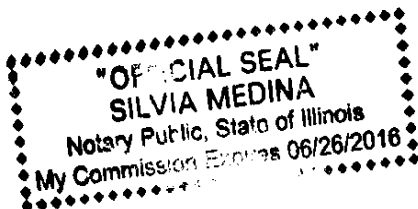
County of Cook)

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 3:

SUBLOT 4 (EXCEPT THE NORTH 42.00 FEET) AND SUBLOT 5 OF LOT 4; ALSO,

THE EAST 59.00 FEET OF LOT 5 (EXCEPT THE NORTH 42.00 FEET) IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/2 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM:

THAT PART OF THE NORTH 1/2 OF VACATED WEST 12TH PLACE (DESCRIBED BY ORDER PASSED BY THE CITY COUNCIL OF CHICAGO ON JANUARY 20, 1984, PAGE 4653), LYING SOUTH OF THE ADJOINING SOUTH LINE OF SUB-LOT 5 OF LOT 4 AND THE EAST 59.00 FEET OF LOT 5 IN BLOCK 67 IN CANAL TRUSTEES' NEW SUBDIVISION OF BLOCKS IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 27336333.

PINS: 17-21-101-039, 40 and 17-21-101-011

COMMON ADDRESS: 639-647 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. 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.
3. (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.
4. ENCROACHMENT OF THE METAL SIGN LOCATED MAINLY ON THE LAND ONTO THE PROPERTY NORTH AND ADJOINING BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 14-1010 PREPARED BY STREAMLINE SURVEY, INC. DATED JULY 15, 2014.