

# UNOFFICIAL COPY



Chicago Title Insurance Company

## TRUSTEE'S DEED

871-24469171  
MILWAUKEE



Doc#: 1431818011 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/14/2014 08:49 AM Pg: 1 of 4

THIS INDENTURE made this 7 day of November, 2014, between VINCENT FUNG, not personally, but as Trustee under the VINCENT FUNG TRUST, dated June 30, 1993, party of the first part, and BRODER DIVERSEY LLC, a Delaware Limited Liability Company, party of the second part, having an address of 38 Newbury Street, Third Floor, Boston, MA 20116.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) in hand paid does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERE OF AS EXHIBIT A.

Commonly known as 508-514 W. Diversey, Chicago, IL 60614

Property Index Number: 14-28-123-010-0000,  
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, subject to the matters set forth on Exhibit B attached hereto and made a part hereof.

This Deed is executed by the party of the first part, as Trustee as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This Deed is made subject to: covenants, conditions and restrictions of record; taxes and assessments not yet due and owing for 2013 and subsequent years.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed, as Trustee, the day and year first above written.

Vincent Fung Trustee  
VINCENT FUNG, as Trustee,  
as aforesaid and not personally

871-24469171

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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, CERTIFY THAT VINCENT FUNG, as Trustee under the of the Vincent Fung Trust dated June 30, 1993, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7th day of November, 2014.





John P. Dougherty (Notary Public)

**Prepared By:** Louis H. Levinson, 33 N. LaSalle Street, Suite 3200, Chicago, IL 60602


**Mail To:**

John P. Dougherty, Esq.  
 Nutter McClennen & Fish LLP  
 155 Seaport Boulevard  
 Boston, MA 02210

**REAL ESTATE TRANSFER TAX** 11-Nov-2014  
   
 COUNTY: 2,037.50  
 ILLINOIS: 4,075.00  
 TOTAL: 6,112.50  
 14-28-123-010-0000 | 20141001640374 | 1-523-622-328

**Name & Address of Taxpayer:**

Broder Diversey LLC  
 38 Newbury Street, Third Floor  
 Boston, MA 02116

**REAL ESTATE TRANSFER TAX** 11-Nov-2014  
  
 CHICAGO: 30,562.50  
 CTA: 12,225.00  
 TOTAL: 42,787.50  
 14-28-123-010-0000 | 20141001640374 | 0-456-073-856

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## **EXHIBIT 'A'** **LEGAL DESCRIPTION**

Parcel 2: The West  $\frac{1}{2}$  of Lot 9 in Block 2 in Lemoynes Subdivision of the South 16 Acres of the East  $\frac{1}{2}$  of the North West  $\frac{1}{4}$  of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Index No.: 14-25-123-010-0000

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## EXHIBIT B

1. Taxes and assessments not yet due and owing for 2014 and subsequent years.
2. Covenants and Restrictions contained in the Agreement recorded July 19, 1888 as Document 982958 for the maintenance of part of Division Street in Lake View lying East of Clark Street and the same to be a charge or lien on the land and other property.
3. Existing unrecorded Leases and all rights thereunder of the Leases and of any person or party claiming by, through or under the Leases.
4. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document 1136104046, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.