

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 17<sup>th</sup> day of December, 2014 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor 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 26th day of June, 2003 and known as Trust Number 17478 party of the first part, and



Doc#: 1502018030 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2015 01:16 PM Pg: 1 of 5

JEFF BV - COMMERCIAL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part,

whose address is :  
55 E. Jackson Boulevard, 16<sup>th</sup> FL  
Chicago, IL 60604

**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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 7212 S. Morgan Street, Chicago, IL 60628 & 10832 S. Vernon Avenue, Chicago, IL 60628

Permanent Tax Number: 20-29-211-027-0000 & 25-15-407-024-0000

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 behoove 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.

Exempt pursuant to subparagraph 1 of the Illinois Real Estate Transfer Act, 35 ILCS 200/31-45

Signed: *[Signature]* Dated: 01/05/2015  
*Attorney for Creditor*

REAL ESTATE TRANSFER TAX		20-Jan-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
20-29-211-027-0000   20150101655724   0-500-553-344		

REAL ESTATE TRANSFER TAX		20-Jan-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-29-211-027-0000   20150101655724   1-959-147-136		

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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: *Kelli A. Beyer*  
Kelli A. Beyer – Trust Officer / Assistant Vice President

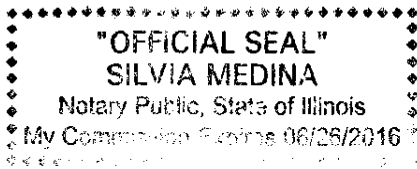
State of Illinois  
County of Cook

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 5th day of January, 2015.

*Silvia Medina*  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: *Thomas G. Moffitt*  
*Stahl Cowan Crawley Adds LLC*

ADDRESS: *55 W. Monroe, 1200*

CITY STATE ZIP: *Chicago, IL 60603*

SEND SUBSEQUENT TAX BILLS TO:

NAME: *Jeff - BV Commercial, LLC*

ADDRESS: *55 E. Jackson, 16th Floor*

CITY STATE ZIP: *Chicago, IL 60604*

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## LEGAL DESCRIPTION

### **PARCEL 1:**

LOT 6 IN BLOCK 4 IN MICKEY'S ADDITION TO ENGLEWOOD, BEING A SUBDIVISION OF THE EAST  $\frac{1}{2}$ , OF THE NORTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-29-211-027-0000

Common Address: 7212 South Morgan Street, Chicago, Illinois 60621

### **PARCEL 2:**

UNIT 2513 IN FREDERICK H. BARTLETT'S GREATER CHICAGO SUBDIVISION NUMBER 5, BEING A SUBDIVISION OF THAT PART LYING WEST OF RIGHT OF WAY OF ILLINOIS CENTRAL RAILROAD COMPANY OF THE EAST  $\frac{3}{4}$ , OF THE SOUTH  $\frac{1}{2}$ , OF THE NORTH  $\frac{1}{2}$ , OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-15-407-024-0000

Common Address: 10832 South Vernon Avenue Chicago, Illinois 60628

Property of Cook County Clerk's Office

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## SUBJECT TO PROVISION FOR TRUSTEE'S DEED

SUBJECT TO: (1) Easements, covenants, conditions, and restrictions of record; (2) general real estate taxes for 2013 and subsequent years not yet due or payable; (3) Mortgage dated February 23, 2010, made by Grantor, as mortgagor, in favor of ShoreBank, as mortgagee, recorded on March 30, 2010 as Document No. **1008935080** (the "Mortgage"); and (4) Assignment of Rents dated February 23, 2010, made by Grantor, as grantor, in favor of ShoreBank, as grantee, recorded on March 30, 2010 as Document No. **1008935081** (the "Assignment of Rents"). The Mortgage and Assignment of Rents were assigned to Urban Partnership Bank by document dated May 2, 2012 and recorded on August 8, 2012 as Document No. **122129019**.

**NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS TRUSTEE'S DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE MORTGAGE OR THE ASSIGNMENT OR RENTS AND THE MORTGAGE AND ASSIGNMENT OR RENTS SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.**

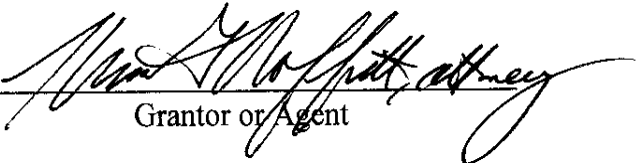
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 title to real estate under the laws of the State of Illinois.

Dated: January 9, 2015

Signature:   
Grantor or Agent

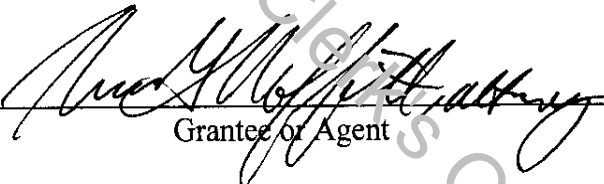
Subscribed and sworn to before  
me by the said Grantor  
Dated: January 9, 2015

  
Notary Public

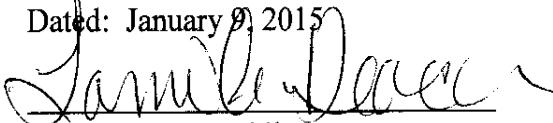


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: January 9, 2015

Signature:   
Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee  
Dated: January 9, 2015

  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)