

UNOFFICIAL COPY



Doc#: 1521034095 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 03:18 PM Pg: 1 of 4

TRUSTEE'S DEED

FOR THE PROTECTION OF THE
OWNER THIS INSTRUMENT MUST
BE RECORDED WITH THE
RECORDER OF DEEDS

The above space is for the recorder's use only

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** successor trustee to **CHARTER NATIONAL BANK AND TRUST, N.A.** and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 29th day of May 1997 and known as Trust No. 2505-C, party of the first part, for an in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to **SB PAD HOLDINGS I, LLC**, parties of the second part whose address is (Address of Grantee) 1180 E. Higgins Rd., Schaumburg, IL 60173 the following described real estate situated in the County of **COOK** the State of Illinois to wit:

FOR THE LEGAL DESCRIPTION SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO AND SPECIFICALLY MADE A PART HEREOF.

SUBJECT TO: usual covenants, conditions and restrictions of record, if any

(Note: If additional space is required for legal attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. TO HAVE AND TO HOLD the same unto said parties of the second part.

PIN: 07-07-100-019-0000

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.

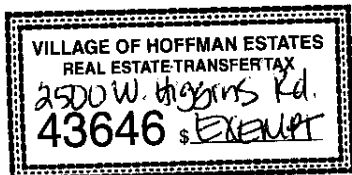
IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and same to be signed by its Vice President and Trust Officer and attested by its Vice President and Trust Officer, this 30th day of June 2015.

THE CHICAGO TRUST COMPANY, N.A. successor trustee to **CHARTER NATIONAL BANK AND TRUST N.A.** as Trustee aforesaid, and not personally.

BY: Maria Beza
Vice President and Trust Officer

ATTEST: Roger V. Manderscheid
Vice President and Trust Officer

Exempt under provisions of Section 200/31-45, Paragraph (e) of Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).



CCRD REVIEWER [Signature]

By: Janice J. Bus

Dated: July 1, 2015

UNOFFICIAL COPY

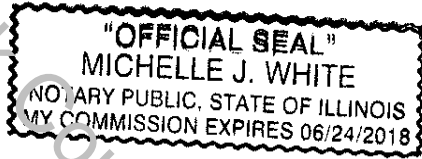
STATE OF ILLINOIS)
)SS,
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do
HEREBY CERTIFY that the above named **Vice President** and **Trust Officer** of
THE CHICAGO TRUST COMPANY, N.A., Grantor, personally
known to me to be the same persons whose names are subscribed to the foregoing
instrument as such, **Vice President** and **Trust Officer** respectively, appeared before me
this day in person acknowledged that they signed and delivered the said instrument as
their own free and voluntary acts, and as the free and voluntary act of said Bank, for the
uses and purposes, therein set forth and the said **Vice President** then and there
acknowledged and that said **Trust Officer** as custodian of the corporate seal of said Bank
caused the corporate seal of said Bank to be affixed to said instrument as said **Vice
President's** own free and voluntary act, and as the free and voluntary act of said Bank for
the uses and purposes therein set forth. Given under my hand and notarial seal this 30th
day of June 2015.


Notary Public

My Commission Expires: 6/24/18

Property of Cook County Clerk's Office



ADDRESS OF PROPERTY
2500 W. Higgins Rd.
Hoffman Estates, IL 60195-5220

(The above address is for information only and is not part of this deed.)

This instrument was prepared by:
THE CHICAGO TRUST COMPANY, N.A.,
440 Lake St.
Antioch, IL 60002

Mail subsequent tax bills to:
SB PAD HOLDINGS, LLC
1180 E. Higgins Rd.,
Schaumburg, IL 60173

UNOFFICIAL COPY

LEGAL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION: THENCE SOUTH 00 DEGREES 08 MINUTES 48 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 920.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH ALONG THE LAST DESCRIBED COURSE, 120.00 FEET MORE OR LESS TO THE NORTHERN MOST CORNER OF DOCUMENT NUMBER 26081141; THENCE SOUTH 25 DEGREES 57 MINUTES 41 SECONDS WEST ALONG THE WESTERLY LINE OF SAID DOCUMENT NUMBER 26081141, 197.47 FEET MORE OR LESS TO THE NORTHERLY 240 FOOT RIGHT OF WAY LINE OF HIGGINS ROAD; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 9728.13 FEET AND AN ARC DISTANCE OF 234.00 FEET (CHORD DISTANCE OF 233.995 FEET AND A CHORD BEARING OF NORTH 60 DEGREES 12 MINUTES 11 SECONDS WEST); THENCE NORTH 52 DEGREES 31 SECONDS 01 SECONDS EAST, 50.58 FEET; THENCE NORTH 59 DEGREES 03 MINUTES 44 SECONDS EAST, 47.46 FEET; THENCE NORTH 60 DEGREES 05 MINUTES 07 SECONDS EAST, 91.52 FEET; THENCE 54 DEGREES 00 MINUTES 36 SECONDS EAST, 94.10 FEET; THENCE NORTH 70 DEGREES 12 MINUTES 55 SECONDS EAST, 31.00 FEET; THENCE NORTH 39 DEGREES 51 MINUTES 35 SECONDS EAST, 24.20; THENCE SOUTH 64 DEGREES 50 MINUTES 11 SECONDS EAST, 16.55 FEET MORE OR LESS TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS.

Commonly known as 2500 W. Higgins Road, Hoffman Estates, IL 60195-5220. PIN: 07-07-100-019-0000.

Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in 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.

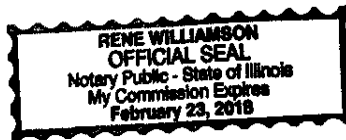
GRANTOR OR AGENT:

Dated: July 1, 2015

Signature: *Jamie L Burns*
Jamie L. Burns

Subscribed and sworn to before
Me this 1st day of July, 2015

Rene Williamson
NOTARY PUBLIC



The grantee or her agent affirms and verifies that 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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

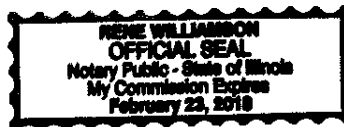
GRANTEE OR AGENT:

Dated: July 1, 2015

Signature: *Jamie L Burns*
Jamie L. Burns

Subscribed and sworn to before
Me this 1st day of July, 2015

Rene Williamson
NOTARY PUBLIC



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