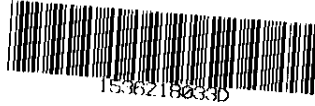


# UNOFFICIAL COPY



## TRUSTEE'S DEED

This indenture made this is 25<sup>th</sup> day **AUGUST 2015**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, successor trustee to LaSalle Bank National Association, 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 the 12<sup>TH</sup> day of **DECEMBER 1991** and known as **Trust Number 116695** party of the first part and **Midwest Fence Commercial Properties LLC-3340 W. Walton** -----WHOSE ADDRESS IS:----- **900 NORTH KEDZIE, CHICAGO, IL. 60651** party of the second part.

Doc#: 1536218033 Fee: \$44.00  
 RHSP Fee: \$9.00 RPRF Fee: \$1.00  
 Affidavit Fee: \$2.00  
 Karen A. Yarbrough  
 Cook County Recorder of Deeds  
 Date: 12/28/2015 01:29 PM Pg: 1 of 4

Reserved for Recorder's Office

**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 RIDER ATTACHED HERETO AND MADE A PART HEREOF**

**PROPERTY ADDRESS: 3340 W. WALTON, CHICAGO, ILLINOIS**

**PERMANENT TAX NUMBER: SEE ATTACHED**

together with the tenements and appurtenances thereunto belonging.

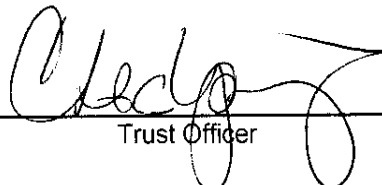
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

**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.**

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 Trust Officer the day and year first above written.

**CHICAGO TITLE LAND TRUST COMPANY,**  
 as Trustee as Aforesaid

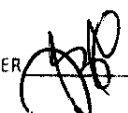


By:   
 Trust Officer

City of Chicago  
 Dept. of Finance  
**699248**



Real Estate  
 Transfer  
 Stamp

CCRD REVIEWER 

12/28/2015 13:13

37900

**\$0.00**

Batch 11,005,655

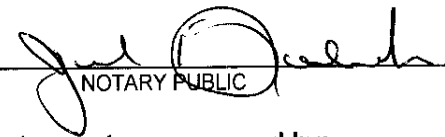
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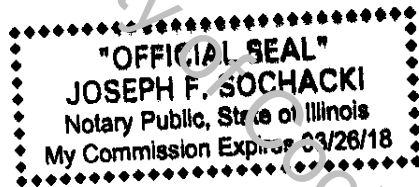
State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 Trust Officer 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 Trust Officer 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 25<sup>TH</sup> day of **AUGUST 2015**.

  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LASALLE ST., #2750  
CHICAGO, IL. 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Everett J. Bell

ADDRESS 900 North Kedzie

CITY, STATE, ZIP-CODE Chicago Illinois 60651

OR BOX NO. \_\_\_\_\_

SEND TAX BILLS TO:

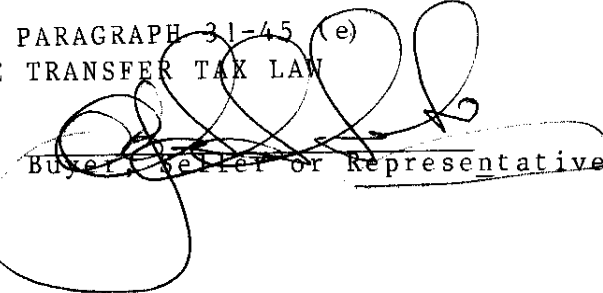
NAME Everett J. Bell

ADDRESS 900 North Kedzie

CITY, STATE, ZIP-CODE Chicago Illinois 60651

EXEMPT UNDER PROVISIONS OF PARAGRAPH 31-45 (e)  
OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW

Date: 8/25/15

  
Buyer, Seller or Representative

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Parcel 1, being the following taken as a tract:

Lots 2, 3 and 4 Lots 80 to 87 inclusive (except the South 3.5 feet of said Lot 80); also a 16-foot vacated alley lying North of the North Line of Lot 87 and said line extended West to West line of alley and lying South of Augusta Boulevard; also a 16-foot wide vacated alley lying West of and adjoining Lots 83 to 87 and Lot 82 (except the South 1 foot thereof); also all that part of Christiana Avenue vacated by document number 10559215 and document number 14133404 (excepting that part of the East half of said vacated Christiana Avenue adjoining the West line of Lot 5); also that part of the West Half of vacated alley East and adjoining Lots 2, 3 and 4 lying North of the North line of the South 12 feet of Lot 4 extended East and Southerly of the Northeasterly line of Lot 2 extended Southerly in Christiana, being a subdivision of the East Half of Lot 5 in the Superior Court Partition of the East Half Section 2, Township 39 North, Range 13, East of the Third Principal Meridian,

Also

Lots 1 to 4 inclusive and Lots 16 to 19 inclusive; also the vacated alley lying between said Lots 1 to 4 inclusive and Lots 16 to 19 inclusive in Block 2 in Wilson and Gould's subdivision of the West Half of Lot 5 in the Superior Court Partition of the East Half of Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2, being the following:

Lots 14 and 15 in Block 2 in Wilson & Gould's Subdivision of the West Half of Lot 5 in the Superior Court Partition of the East Half Section 2, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Land Trust No. 116695

PINs – 16-02-423-009; 16-02-423-010; 16-02-423-011; 16-02-423-012; 16-02-423-013; 16-02-423-014; 16-02-423-015; 16-02-423-016; 16-02-423-017; 16-02-423-018; 16-02-427-001; 16-02-427-038; 16-02-427-039; 16-02-428-010; 16-02-428-011; and 16-02-428-012

Property address: 3340 W. Walton, Chicago, Illinois 60651

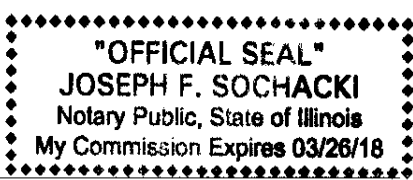
# UNOFFICIAL COPY

## 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 8-15-15 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 8-25-15



Notary Public [Signature]

The grantee or his 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 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 8-25-15 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 8-25-15



Notary Public [Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**