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C.T.I.C.

Warranty Deed in Trust

15NW711714CPK

Mail to: CBS 1573

ERWIN LAW LLC

4043 N. RAVENSWOOD AVE., STE. 208

CHICAGO, IL 60613

Future Tax Bills To:

SARAVELAS COMPANY

c/o S BYRON BALBACH, JR.

123 W. MAIN ST., STE. 200, URBANA, IL 61801



16118130170

Doc#: 1611813017 Fee: \$44.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 04/27/2016 08:52 AM Pg: 1 of 4

THE GRANTOR, MOB VENTURES, L.L.C. of the City of Chicago, Cook County, State of Illinois

for and in consideration of payment of the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration in hand paid;

CONVEYS AND WARRANTS unto Matthew J. Wilbur Living Trust dated March 24, 1999, whose address is 3440 North Janssen, Chicago, IL 60613, as trustee under the Trust Agreement Dated March 24, 1999, and known as the Matthew J. Wilbur Living Trust dated March 24, 1999 (the "instrument"), an undivided 6.665% interest in the following Real Property in the County of Cook in the State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

(See attached Legal Description)

Property Address: 1750 North Clark Street, Chicago, Illinois 60614

Parcel No.: 14-33-414-043-0000

SUBJECT to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the successor Trustee, (2) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

REAL ESTATE TRANSFER TAX		26-Apr-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-33-414-043-0000 | 20160401696433 | 1-971-867-968

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Apr-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-414-043-0000 | 20160401696433 | 0-032-850-240

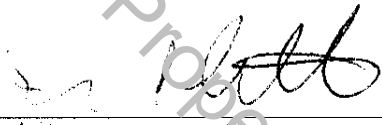
Handwritten signatures and initials

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The trustee, which term shall refer to the Trustee originally named or to any successor Trustee, subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

The Grantor(s), MOB Ventures, L.L.C., hereby waive and release any and all right of benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads or real estate from sale on execution or otherwise.


IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 14 day of April, 2016.

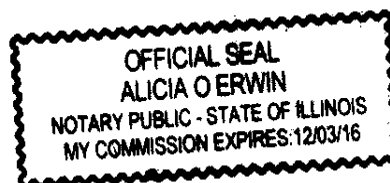
 (Seal)
 William Platt, Member
 MOB Ventures, L.L.C.

State of Illinois)
)SS
 County of)

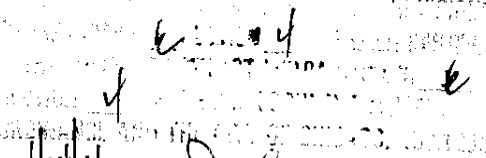
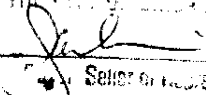
BE IT REMEMBERED, That on this 14th day of April, 2016, before me, the subscriber, a Notary Public in and for said state, personally came William Platt, the Grantor(s) in the foregoing deed, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my Notarial seal on the day and year aforesaid.


 Notary Public



(seal)


 Date 4/14/16 
 Seller or Representative

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE PROPERTY, SPACE AND A PORTION OF A MUTLI-STORY BUILDING AT 1750 NORTH CLARK STREET, CHICAGO, ILLINOIS, SAID PROPERTY, SPACE AND BUILDING PORTION THEREOF LYING BELOW A HORIZONTAL PLANE WHICH IS 53.79 FEET ABOVE CHICAGO CITY DATUM, AND LYING WITHIN THE BOUNDARIES PROJECTED VERTICALLY UPWARD AND DOWNWARD FROM THE SURFACE OF THE EARTH TO THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING ON THE EAST LINE OF THE NORTH ADDITION TO CHICAGO, 10 FEET SOUTH OF WHERE SAID EAST LINE EXTENDED NORTH WOULD INTERSECT THE NORTH LINE OF LOT 6 IN EDSON'S SUBDIVISION OF LOT 11 IN SAID NORTH ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER THEREOF; THENCE EAST 50 FEET MORE OR LESS TO THE WEST LINE OF NORTH CLARK STREET; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID STREET TO A POINT 10 FEET SOUTH OF THE NORTH LINE, EXTENDED EAST, OF SAID LOT 6 AND THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTH LINE OF AFORESAID LOT 6 TO THE PLACE OF BEGINNING; ALSO LOT 6 (EXCEPT THE NORTH 10 FEET THEREOF AND ALSO EXCEPTING THE WEST 0.62 FEET WHICH LIES SOUTH OF THE NORTH 10 FEET OF SAID LOT 6) LOT 7 (EXCEPT THE WEST 0.62 FEET THEREOF) AND LOT 8 (EXCEPT THE WEST 0.62 FEET THEREOF) (THE EAST LINE OF THE WEST 0.62 FEET OF SAID LOTS 6, 7 AND 8 ALSO BEING A LINE 110.62 FEET EAST OF THE EAST LINE OF NORTH WELLS STREET IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDICIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED SEPTEMBER 20, 1979 AS DOCUMENT 25156050 AS AMENDED BY AMENDMENT RECORDED OCTOBER 17, 1984 AS DOCUMENT 27298355 AND BY AMENDED JOINT AND MUTUAL WAIVER RECORDED JANUARY 22, 2003 AS DOCUMENT 0030103076, AND BY AMENDMENT RECORDED APRIL 1, 2009 AS DOCUMENT 0909118059.

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

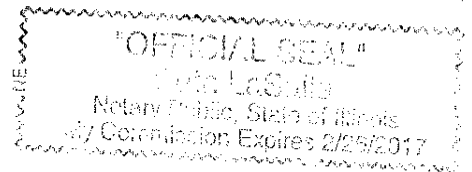
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 14, 2016

[Signature]
Signature
JAMES A ERWIN

Print Name



Subscribed and sworn to before me this 14th of April, 2016.

[Signature]
Notary Public

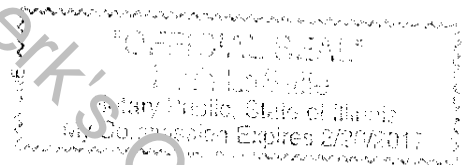
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 14, 2016

[Signature]
Signature
JAMES A ERWIN

Print Name



Subscribed and sworn to before me this 14th of April, 2016.

[Signature]
Notary Public

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.