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TRUSTEE'S DEED IN TRUST



16165192100

This indenture made this 11th day of **May, 2016**, 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 5th day of **August, 1975**, and known as Trust Number **91223**, party of the first part, and **Chicago Title Land Trust Company**, as trustee under Trust Agreement dated **December 10, 1969**, and known as Trust No. **40233**

whose address is:
10 South LaSalle Street
Suite 2750
Chicago, Illinois 60603,
party of the second party

Doc#: 1616519210 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/13/2016 04:14 PM Pg: 1 of 6

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:

FOR THE LEGAL DESCRIPTION SEE ATTACHED RIDER WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Numbers: 14-30-319-015; 14-30-319-016 and 14-30-319-030

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 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease

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or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: [Signature]
Harriet Denisewicz
Assistant Vice President

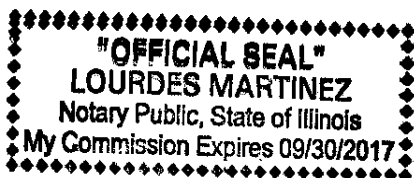
State of Illinois)
) SS
County of Cook)

This transfer is exempt under the provisions of paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.

[Signature]

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 11th day of May, 2016.



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
2407-2459 N. Elston
Chicago, Illinois

REAL ESTATE TRANSFER TAX	13-Jun-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

This instrument was prepared by:
Harriet Denisewicz
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

14-30-319-015-0000 | 20160601616021 | 0-351-741-248

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

AFTER RECORDING, PLEASE MAIL TO:

NAME: Douglas M. Ellis
Neal Gerber + Eisenberg LLP
ADDRESS: 2 N. LaSalle St., Suite 1700
CITY, STATE Chicago, IL 60602

SEND TAX BILLS TO:

NAME clo Tennis Corporation of America
ADDRESS 3611 N. Kedzie Avenue
CITY, STATE, ZIP CODE Chicago, IL 60618

REAL ESTATE TRANSFER TAX	14-Jun-2016
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00



14-30-319-015-0000 | 20160601616021 | 2-032-575-808

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That part of Tracts 7A, 7B and 7C falling within the following described parcel:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF THE SAID SOUTHWEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET; THENCE NORTHEASTERLY IN A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN THROUGH A POINT IN A LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE NORTHERLY ALONG A LINE DRAWN THROUGH A POINT IN LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, 300 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THEREOF EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30, 30 FEET; THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ELSTON AVENUE TO THE PLACE OF BEGINNING.

The Legal Description of Tract 7A is:

TRACT 7A:

THAT PART OF LOTS 6, 7, AND 8 IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12 IN ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE) WITH THE SOUTHEASTERLY LINE OF NORTH LEAVITT STREET (66.00 FEET WIDE); THENCE SOUTH 47 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 448.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 47 DEGREES 42 MINUTES 16 SECONDS EAST ALONG SAID SOUTHWESTERLY LINE, 203.24 FEET TO THE SOUTHEASTERLY LINE OF SAID LOT 8; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 533.22 FEET, AN ARC LENGTH OF 127.12 FEET, A CHORD BEARING SOUTH 49 DEGREES 11 MINUTES 01 SECOND WEST AND A CHORD DISTANCE OF

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126.81 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE NORTH 33 DEGREES 59 MINUTES 13 SECONDS WEST, 14.00 FEET TO AN ANGLE POINT IN SAID SOUTHEASTERLY LINE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 8 AND 7, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 187.38 FEET, A CHORD BEARING SOUTH 66 DEGREES 21 MINUTES 06 SECONDS WEST AND A CHORD DISTANCE OF 186.36 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 111.84 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 119.88 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 30.68 FEET; THENCE SOUTH 47 DEGREES 39 MINUTES 55 SECONDS EAST, 20.88 FEET; THENCE NORTH 42 DEGREES 13 MINUTES 19 SECONDS EAST, 149.65 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Legal Description for Tract 7B is:

TRACT 7B:

THAT PART OF LOTS 3, 4 AND 6 IN OWNERS DIVISION OF LOT 12 IN ASSESSOR'S SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST FULLERTON AVENUE (80.00 FEET WIDE) WITH THE WESTERLY LINE OF SAID LOT 6; THENCE NORTH 01 DEGREE 24 MINUTES 48 SECONDS WEST ALONG SAID WESTERLY LINE, 201.33 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 550.22 FEET, AN ARC LENGTH OF 91.89 FEET, A CHORD BEARING SOUTH 75 DEGREES 34 MINUTES 09 SECONDS WEST AND A CHORD DISTANCE OF 91.79 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 52.35 FEET TO THE NORTHERLY LINE OF SAID LOT 3; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE, SAID LINE BEING ALSO A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 187.38 FEET, A CHORD BEARING NORTH 66 DEGREES 21 MINUTES 06 SECONDS EAST AND A CHORD DISTANCE OF 186.36 FEET; THENCE SOUTH 33 DEGREES 59 MINUTES 13 SECONDS EAST, 14.00 FEET; THENCE NORTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 533.22 FEET, AN ARC LENGTH OF 127.12 FEET, A CHORD BEARING NORTH 49 DEGREES 11 MINUTES 01 SECOND EAST AND A CHORD DISTANCE OF 126.81 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE; THENCE SOUTH 47 DEGREES 42 MINUTES 16 SECONDS EAST, 366.15 FEET TO THE WESTERLY LINE OF THE EASTERLY 73 FEET OF LOT 12 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SAID SECTION 30; THENCE SOUTH 01 DEGREE 48 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY LINE, 103.35 FEET TO THE NORTHERLY LINE OF WEST FULLERTON AVENUE; THENCE SOUTH 88 DEGREES 35 MINUTES 12 SECONDS WEST ALONG

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SAID NORTHERLY LINE, 482.24 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

The Legal Description for Tract 7C is:

TRACT 7C:

THAT PART OF LOT 12 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH AND WEST OF THE NORTH BRANCH OF THE CHICAGO RIVER, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF WEST FULLERTON AVENUE (80.00 FEET WIDE) WITH THE WESTERLY LINE OF THE EASTERLY 73 FEET OF SAID LOT 12; THENCE NORTH 88 DEGREES 35 MINUTES 12 SECONDS EAST ALONG SAID NORTHERLY LINE, 40.00 FEET TO THE WESTERLY LINE OF NORTH DAMEN AVENUE; THENCE NORTH 01 DEGREE 48 MINUTES 17 SECONDS WEST ALONG SAID WESTERLY LINE, 64.86 FEET TO THE SOUTHWESTERLY LINE OF NORTH ELSTON AVENUE (66.00 FEET WIDE); THENCE NORTH 47 DEGREES 42 MINUTES 16 SECONDS WEST ALONG SAID SOUTHWESTERLY LINE, 55.70 FEET TO THE WESTERLY LINE OF THE EASTERLY 73 FEET OF SAID LOT 12; THENCE SOUTH 01 DEGREE 48 MINUTES 27 SECONDS EAST ALONG SAID WESTERLY LINE, 103.35 TO THE NORTHERLY LINE OF WEST FULLERTON AVENUE AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address: 2407-2459 N. Elston, Chicago, Illinois
PIN: 14-30-319-015; 016; and 030

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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 grantor 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: June 13, 2016

Signature: *Cathy M. Stangor*
Grantor or Agent

SUBSCRIBED and SWORN to before me this 13th day of June, 2016.

Carol Gilmore
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.

Dated: June 13, 2016

Signature: *Cathy M. Stangor*
Grantee or Agent

SUBSCRIBED and SWORN to before me this 13th day of June, 2016.

Carol Gilmore
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]