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TRUSTEE'S DEED

Reserved for Recorder's Office



Doc#: 1625155141 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/07/2016 10:21 AM Pg: 1 of 5

This indenture made this 23rd day of August, 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 31st day of October, 1977 and known as Trust Number 22438 party of the first part, and

1512 LG, LLC
party of the second part,

whose address is:
529 N Grant Street
Westmont, Illinois 60559

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:

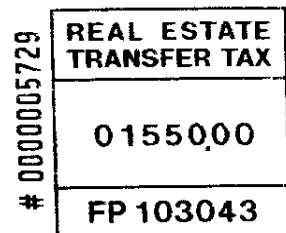
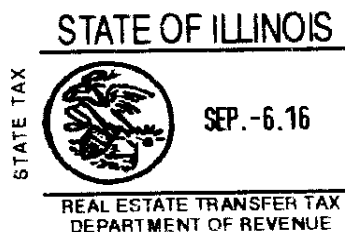
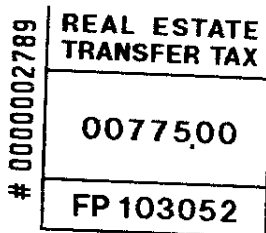
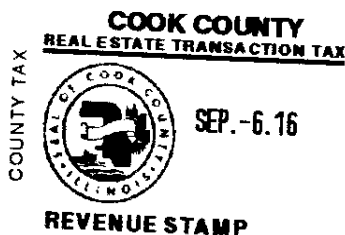
Property Address: 515 N. La Grange Road, & 531 N. La Grange Road, La Grange Park, Illinois 60526

Permanent Tax Number: 15-33-315-004-0000, 15-33-315-005-0000, 15-33-315-006-0000, 15-33-315-007-0000 & 15-33-315-018-0000 & 15-33-315-020-0000

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.



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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: *Natalie Foster*
Natalie Foster – 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 23rd day of August, 2016.

Grace Marin
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: Joseph Klein
ADDRESS: 2550 Golf Rd. Ste 250
CITY STATE ZIP: Rolling Meadows IL
60008

SEND SUBSEQUENT TAX BILLS TO:

NAME: 1512 Partners
ADDRESS: 529 N. Grant St.
CITY STATE ZIP: Westmont, IL
60559

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A" Legal Description

File No.: 2016-00612-PT

PARCEL 1:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A STONE 224.15 FEET NORTHERLY ALONG THE EASTERLY LINE OF FIFTH AVENUE, FROM THE INTERSECTION OF SAID EASTERLY LINE OF FIFTH AVENUE, WITH THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID; THENCE NORTH 27 DEGREES, WEST 86.4 FEET ALONG THE EASTERLY LINE OF FIFTH AVENUE TO A STONE; THENCE NORTH 68 DEGREES 40 MINUTES EAST 167.75 FEET TO AN IRON; THENCE SOUTH 21 DEGREES 15 MINUTES EAST 89.4 FEET TO AN IRON, THENCE SOUTHWESTERLY 156.8 FEET TO THE PLACE OF BEGINNING; EXCEPTING THEREFROM THE FOLLOWING PREMISES; BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTER LINE OF SECTION 33 AFORESAID, 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION; THENCE NORTH 36.1 FEET; THENCE IN A NORTHEASTERLY DIRECTION 2.4 FEET; THENCE IN A SOUTHEASTERLY DIRECTION 39.7 FEET TO A POINT ON A LINE 300 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/4 OF SECTION 33 AFORESAID 17.25 FEET EAST OF THE PLACE OF BEGINNING; THENCE WEST ALONG SAID LINE 17.25 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF SECTION 33 AFORESAID, DESCRIBED AS FOLLOWS: THE POINT OF BEGINNING BEING A POINT ON A LINE 300 FEET DUE NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; SAID POINT BEING 36.9 FEET EAST ALONG SAID LINE OF THE POINT OF INTERSECTION OF SAID LINE WITH THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF PLATS, PAGE 45; FROM SAID POINT OF BEGINNING, RUNNING EAST ALONG SAID LINE 300 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 73.4 FEET; THENCE EAST 21 DEGREES 40 MINUTES NORTH 97.50 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 52.2 FEET; THENCE WEST 209.8 FEET TO A POINT IN THE EAST LINE OF FIFTH AVENUE; THENCE SOUTHERLY ALONG THE EAST LINE OF FIFTH AVENUE, 100.6 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE EASTERLY LINE OF 5TH AVENUE, WHICH IS 310.55 FEET NORTHERLY OF THE POINT OF INTERSECTION OF SAID EASTERLY LINE WITH THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE NORTH 68 DEGREES 40 MINUTES EAST A DISTANCE OF 67.85 FEET TO THE POINT OF INTERSECTION OF SAID LINE WITH A LINE WHICH IS 300 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 33, THENCE WEST ON SAID LAST DESCRIBED LINE A DISTANCE OF 73.40 FEET TO THE POINT OF INTERSECTION OF SAID LAST DESCRIBED LINE WITH THE EASTERLY LINE OF 5TH AVENUE THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE, A DISTANCE OF 27.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 33, 880.3 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 THENCE RUNNING SOUTH 60 FEET ALONG SAID EAST LINE TO A POINT 388.3 FEET DUE NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE WEST 245.7 FEET TO THE EAST LINE OF SMALL'S ADDITION TO LAGRANGE, AS RECORDED IN BOOK 10 OF

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EXHIBIT "A"
Legal Description
(Continued)

PLATS, PAGE 45, THENCE NORTHERLY ALONG SAID EAST LINE OF SMALL'S ADDITION TO LAGRANGE AFORESAID TO A POINT IN A LINE DRAWN THROUGH THE POINT OF COMMENCEMENT AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4, THENCE EAST ALONG SAID LAST DEFINED LINE TO THE POINT OF COMMENCEMENT, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOT 12 (EXCEPT THAT PART OF LOT 12 THAT LIES EAST OF A STRAIGHT LINE THAT RUNS NORTHWESTERLY FROM A POINT ON THE SOUTH LINE OF SAID LOT 12, THAT IS 23.25 FEET EAST OF THE SOUTHWEST CORNER OF LOT 12, TO A POINT IN THE NORTH LINE OF LOT 12, THAT IS 6 FEET EAST OF THE NORTHWEST CORNER OF LOT 12) IN WILSON'S ADDITION TO LAGRANGE PARK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NO. 69032, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 515-531 N. La Grange Road, La Grange Park, IL 60526

PERMANENT INDEX NO.: 15-33-315-004-0000, 15-33-315-005-0000, 15-33-315-006-0000,
15-33-315-007-0000, 15-33-315-018-0000 and 15-33-315-020-0000

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EXHIBIT B

PROPERTY TAX NUMBER(S)

COOK COUNTY, ILLINOIS

15-33-315-004-0000

15-33-315-005-0000

15-33-315-006-0000

15-33-315-007-0000

15-33-315-018-0000

15-33-315-020-0000