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Chicago Title Insurance Company

SPECIAL WARRANTY DEED ILLINOIS STATUTORY

165A4015041LFE
fall on land



1629410066

Doc# 1629410066 Fee \$46.00

RHSP FEE: \$9.00 PRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/20/2016 11:37 AM PG: 1 OF 5

THE GRANTOR, NORTH PULLMAN 111th, Inc., an Illinois corporation of the City of Minneapolis, State of Minnesota for and in consideration of Ten Dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS and WARRANTS to B&B PULLMAN PROPERTIES, L.P., an Illinois limited partnership, with a principal address in Illinois at 700 E. 107th Street, Chicago, Illinois 60628, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Conditions, Covenants, Easements and Restrictions of Record, Special taxes or assessments for improvements not yet completed and for improvements already completed; and General Taxes for the year 2016 and subsequent years.

Permanent Real Estate Index Number(s): 25-14-100-052-0000 (WHICH IS CURRENTLY SUBJECT TO A DIVISION. The parcel in question is a small part of this PIN).

Address(es) of Real Estate: 106th Street and South Maryland Avenue, Chicago, Illinois

Dated this 19th day of October, 2016

[signature page to follow]

EXEMPT FROM TAXATION UNDER THE PROVISION OF PARAGRAPH _____ SECTION _____ OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH 2 SECTION 3 OF THE COOK COUNTY TRANSFER TAX ORDINANCE. (City of Chicago Enterprise Zone)

10/19/16
Date
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX	20-Oct-2016
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	20-Oct-2016
COUNTY:	41.25
ILLINOIS:	82.50
TOTAL:	123.75

25-14-100-052-0000 | 20161001670204 | 0-576-253-760

25-14-100-052-0000 | 20161001670204 | 1-381-560-128

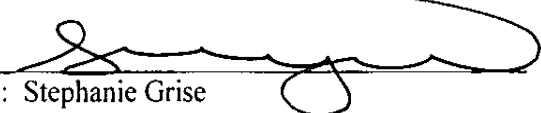
* Total does not include any applicable penalty or interest due.

S Y
P 566
S N
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North Pullman 111th, Inc.

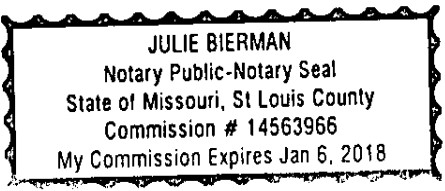
By: 
Name: Stephanie Grise
Title: Vice President


Attest _____
Name: _____
Title: _____

STATE OF MISSOURI, CITY OF ST. LOUIS ss.

I, the undersigned, a Notary Public in and for said City, in the State aforesaid, CERTIFY THAT STEPHANIE GRISE, being the VICE PRESIDENT of North Pullman 111th, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that such person signed, sealed and delivered the said instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19 day of October, 2016



 (Notary Public)

Prepared By: Michael R. Collins, Collins & Collins, 8 S. Michigan Ave., Ste. 1414, Chicago, IL 60603.

Mail To:

Michael R. Collins
Collins & Collins
8 S. Michigan Ste. 1414
Chicago, Illinois 60628

Name & Address of Taxpayer:

Prior to Assessor's completion of PIN division:
North Pullman 111th, Inc.
1000 E 111th St Fl 10
Chicago, IL 60628

Subsequent to Assessor's PIN division:
B&B Pullman Properties, L.P.
700 E. 107th Street
Chicago, IL 60628

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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EXHIBIT A

A PARCEL OF LAND IN PART OF THE WEST HALF OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD RIGHT OF WAY (30 FEET WIDE, FORMERLY THE PULLMAN RAILROAD), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF EAST 106TH STREET (BEING 33 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14), A DISTANCE OF 797.70 FEET EAST OF THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 14, SAID POINT BEING THE WEST LINE OF SOUTH MARYLAND AVENUE, EXTENDED SOUTH; RUNNING THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 66 FEET TO THE EAST LINE OF SOUTH MARYLAND AVENUE; THENCE NORTH ALONG SAID EAST LINE, A DISTANCE OF 48 FEET TO A POINT 15 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 14; THENCE EAST ON A LINE DRAWN PARALLEL WITH AND 15 FEET NORTH OF SAID SOUTH LINE, A DISTANCE OF 350.05 FEET TO THE WESTERLY LINE OF THE AFORESAID RIGHT OF WAY; THENCE SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE, CONVEXED NORTHWESTERLY, HAVING A RADIUS OF 5752.0 FEET, THE RADIUS LINE OF SAID CURVED LINE FORMING AN ANGLE OF 25 DEGREES 15 MINUTES 53 SECONDS, FROM EAST TO SOUTH WITH THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 174.82 FEET (ARC); THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, ON A CURVED LINE, CONVEXED TO THE NORTHWEST, HAVING A COMMON TANGENT WITH THE LAST DESCRIBED CURVED LINE, WITH A RADIUS OF 2761 FEET, A DISTANCE OF 92.08 FEET (ARC); THENCE NORTHWESTERLY ON A CURVED LINE, CONVEXED NORTHEASTERLY, AND HAVING A RADIUS OF 190 FEET, A DISTANCE OF 274.68 FEET (ARC) TO A POINT 63 FEET SOUTH OF THE AFORESAID NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 14; THENCE WEST ON A STRAIGHT LINE DRAWN PARALLEL WITH SAID NORTH LINE AND TANGENT TO THE LAST DESCRIBED CURVED LINE, A DISTANCE OF 119.95 FEET TO THE AFORESAID WEST LINE OF SOUTH MARYLAND AVENUE, EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF MISSOURI)
~~ILLINOIS~~)
COUNTY OF COOK)
CITY ST. LOUIS

North Pullman 111th, Inc., the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 800 Nicollet Mall, Minneapolis, MN 55402.

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

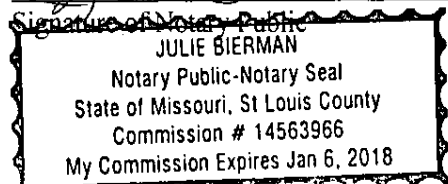
- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook _____ County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me _____
this 19 day of October, 2016

Julie Bierman
Signature of Notary Public



Signature of Affiant

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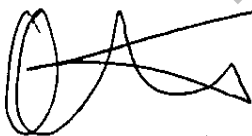
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the 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.

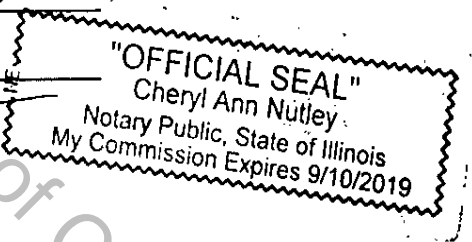
Dated 10/19 2016 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 19th day of Oct
2016



Notary Public

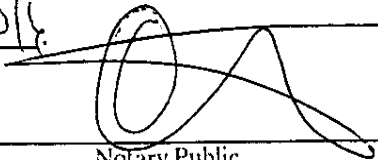


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

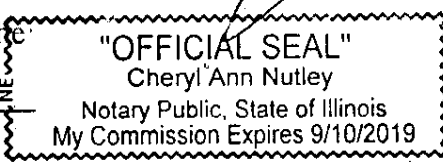
Dated 10/19 2016 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 19th day of Oct
2016



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.]