



TRUSTEE'S DEED

Doc# 1630710007 Fee \$52.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 09:16 AM PG: 1 OF 8

16024045 NC 2 of 2 NH

This indenture made the 7th day of October, 2016, between **CHICAGO TITLE LAND TRUST COMPANY**, as Successor Trustee to BRIDGEVIEW BANK GROUP, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company pursuant to a Trust Agreement dated 10th day May, 2006, and known as trust number 1-3239, party of the first part and **JOSEPH M. FERRARO TRUSTEE OF THE JOSEPH M. FERRARO TRUST DATED AUGUST 30, 2005**, party of the second part.

Reserved for Recorder's Office

Address of Grantee:
**325 W. Barry Avenue
Chicago, Illinois 60657**

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** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said party of the second part, in the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND EXHIBIT "B" PERMITTED EXCEPTIONS

Permanent Index Number: 14-28-202-028 (PART); AND 14-28-202-041-0000 (PART)

Property Address: Vacant Land at Wellington and Lake Shore Drive, Chicago, Illinois 60657

A/K/A 3018 N. LAKE SHORE DRIVE

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 the second part. 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 delivery hereof.

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 thereof.

Box 400


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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: 
Mario V. Gotanco, Assistant Vice President

State of Illinois)

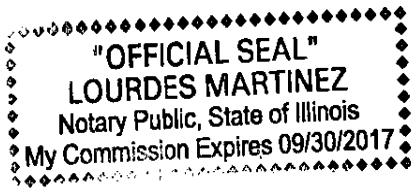
SS.

County of Cook)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Mario V. Gotanco, 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 signed and delivered the said instrument as his 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 own free and voluntary act and as the free and voluntary act of the Company.



Given under my hand and Notarial Seal this 18th day of October, 2016


NOTARY PUBLIC




This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 South La Salle Street, Suite 2750
Chicago, Illinois 60603

MAIL DEED TO: Joseph M. Ferraro, Trustee
NAME:
ADDRESS: 325 W. Barry Ave.
CITY, STATE, ZIP CODE: Chicago, IL 60657

REAL ESTATE TRANSFER TAX		21-Oct-2016
	COUNTY:	90.00
	ILLINOIS:	180.00
	TOTAL:	270.00
14-28-202-028-0000 20161001671328 0-823-631-680		

MAIL TAX BILLS TO:
NAME: Joseph M. Ferraro, Trustee
ADDRESS: 325 W. Barry Ave.
CITY, STATE, ZIP CODE: Chicago, IL 60657

REAL ESTATE TRANSFER TAX		21-Oct-2016
	CHICAGO:	1,350.00
	CTA:	540.00
	TOTAL:	1,890.00
14-28-202-028-0000 20161001671328 1-966-321-472		
* Total does not include any applicable penalty or interest due.		

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EXHIBIT A

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF THAT PART OF LOT 1 IN THE SUBDIVISION OF LOTS 2 AND 3 AND ACCRETIONS IN LAKE FRONT ADDITION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1912 AS DOCUMENT 5038117; THENCE SOUTH 18 DEGREES 42 MINUTES 51 SECONDS EAST, ALONG SAID WEST BOUNDARY LINE OF LINCOLN PARK, 105.91 FEET TO A BEND IN SAID WEST LINE BOUNDARY LINE; THENCE SOUTH 17 DEGREES 10 MINUTES 59 SECONDS EAST, ALONG SAID WEST BOUNDARY LINE OF LINCOLN PARK, 98.85 FEET; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST PARALLEL TO SAID NORTH LINE OF LOT 1 A DISTANCE OF 181.47 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 07 DEGREES 23 MINUTES 44 SECONDS EAST 25.17 FEET; THENCE SOUTH 76 DEGREES 10 MINUTES 00 SECONDS WEST 14.79 FEET; THENCE NORTH 13 DEGREES 50 MINUTES 00 SECONDS WEST 23.32 FEET; THENCE NORTH 17 DEGREES 10 MINUTES 34 SECONDS WEST 6.24 FEET; THENCE SOUTH 89 DEGREES 39 MINUTES 00 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 18.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 445 SQUARE FEET OR 0.0102 ACRES, MORE OR LESS.

PIN: 14-28-202-028-0000 (PART); AND
14-28-202-041-0000 (PART)

ADDRESS OF PROPERTY: 3018 N. LAKE SHORE DRIVE
CHICAGO, IL 60657

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EXHIBIT B

PERMITTED EXCEPTIONS

1. EASEMENT IN FAVOR OF DIRK RIEKSE AND JULIA EGAN, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF MAINTENANCE AND ACCESS AS CREATED BY MAINTENANCE AND ACCESS EASEMENT AGREEMENT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 17, 2006 KNOWN AS TRUST NUMBER 1-3241 RECORDED JANUARY 5, 2007 AS DOCUMENT NO. 0700542001 AFFECTING THE FOLLOWING DESCRIBED PARTS OF THE LAND, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

2. TERMS AND CONDITION CONTAINED IN DECLARATION OF DRIVEWAY EASEMENT DATED OCTOBER 23, 2007 AND RECORDED OCTOBER 25, 2007 AS DOCUMENT 0729822147 AND RE-RECORDED NOVEMBER 29, 2007 AS DOCUMENT 0733339092, MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 RELATING TO MAINTENANCE, USE AND ACCESS RIGHTS. AS AMENDED BY FIRST AMENDMENT DATED NOVEMBER 24, 2009 AND RECORDED DECEMBER 24, 2009 AS DOCUMENT 0935818013 MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 AND LEONARD GOODMAN.

3. TERMS AND CONDITIONS CONTAINED IN DEVELOPMENT AND COST SHARING AGREEMENT DATED NOVEMBER 20, 2007 AND RECORDED FEBRUARY 14, 2008 AS DOCUMENT 0804534112 MADE BETWEEN LEONARD C. GOODMAN AND COLIN M. KIHNKE AS AGENT FOR THE SOLE BENEFICIARY OF BRIDGEVIEW BANK TRUST NO. 1-3239 RELATING TO THE CONSTRUCTION OF A DRIVEWAY AND UNDERGROUND INSTALLATION OF ELECTRIC, TELEPHONE, CABLE, WATER AND NATURAL GAS UTILITIES WITH THE FOLLOWING TRACT OF LAND;

AS AMENDED AND RESTATED DEVELOPMENT AGREEMENT AND COST SHARING AGREEMENT DATED NOVEMBER 18, 2009 MADE BY LEONARD C. GOODMAN AND COLIN M. KIHNKE AS AGENT FOR THE BENEFICIARY OF BRIDGEVIEW BANK TRUST NO. 1-3239 RECORDED DECEMBER 24, 2009 AS DOCUMENT 0935818014.

4. DECLARATION OF NONEXCLUSIVE DRIVEWAY EASEMENT IN FAVOR OF JOSEPH M. FERRARO AS TRUSTEE, HIS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE AND REPAIR OF A DRIVEWAY WITH ACCESS THERETO AND A 10 FOOT CONSTRUCTION EASEMENT ALONG THE SOUTH SIDE OF SAID EASEMENT AREA, AS CREATED BY DECLARATION MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239, DATED MARCH 31, 2008 AND RECORDED MAY 16, 2008 AS DOCUMENT 0813733009, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

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5. TERMS OF THE COVENANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 RELATING TO THE MAINTENANCE AND REPAIR OF COMMON SEWER LINES ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET WITH ACCESS RIGHTS IN THE CITY OF CHICAGO, DATED JUNE 19, 2009 AND RECORDED JUNE 26, 2009 AS DOCUMENT 0917703126.

6. EASEMENT IN FAVOR OF THE COMMONWEALTH EDISON COMPANY, AND ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239, RECORDED OCTOBER 7, 2009 AS DOCUMENT 0928031048.

7. EASEMENT IN FAVOR OF 303 W. BARRY DEVELOPMENT, LLC FOR THE PURPOSE OF CONSTRUCTION IN THE GRANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239, RECORDED OCTOBER 7, 2009 AS DOCUMENT 0928031048, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

8. EASEMENT IN FAVOR OF CITY OF CHICAGO, THE COMMONWEALTH EDISON COMPANY, COMCAST, AT&T AND PEOPLES ENERGY COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT OF UTILITY EASEMENTS MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 AND LEONARD GOODMAN DATED NOVEMBER 24, 2009 AND RECORDED DECEMBER 24, 2009 AS DOCUMENT NO. 0935818016

9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), RELATING IN PART TO WELLINGTON LAKE SHORE HOMEOWNERS ASSOCIATION, RESTRICTIONS, MAINTENANCE OF DRIVEWAY AND UTILITY EASEMENT AREAS, ASSESSMENTS AND LIEN THEREFOR, CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 AND LEONARD C. GOODMAN, DATED

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NOVEMBER 24, 2009 AND RECORDED DECEMBER 24, 2008 AS DOCUMENT NO. 0935818017 AS AMENDED BY FIRST AMENDMENT DATED FEBRUARY 16, 2010 AND RECORDED FEBRUARY 19, 2010 AS DOCUMENT 1005004007, WHICH DID NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

10. TERMS OF THE COVENANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 RELATING TO THE MAINTENANCE AND REPAIR OF COMMON SEWER LINES ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET WITH ACCESS RIGHTS IN THE CITY OF CHICAGO, DATED MARCH 3, 2010 AND RECORDED APRIL 8, 2010 AS DOCUMENT 1009831145.

11. EASEMENT IN FAVOR OF CITY OF CHICAGO, COMMONWEALTH EDISON COMPANY, AMERITECH CORPORATION, THE PEOPLES GAS LIGHT AND COKE COMPANY AND COMCAST, INC, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239, DATED MARCH 25, 2010, RECORDED APRIL 8, 2010 AS DOCUMENT NO. 1009831142 AND RECORDED APRIL 29, 2010 AS DOCUMENT 1011934030.

12. TERMS OF THE COVENANT MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 RELATING TO THE MAINTENANCE AND REPAIR OF COMMON SEWER LINES ON THE PROPERTY FROM THE POINT OF CONNECTION TO THE SEWER MAIN IN THE PUBLIC STREET WITH ACCESS RIGHTS IN THE CITY OF CHICAGO, DATED MARCH 3, 2010 AND RECORDED APRIL 8, 2010 AS DOCUMENT 1009831144.

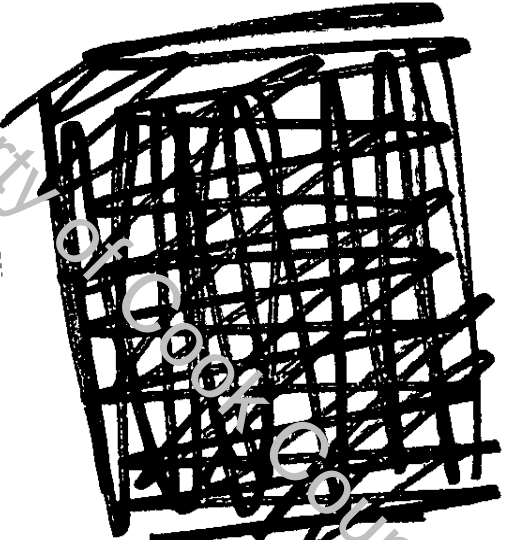
13. EASEMENT IN FAVOR OF PART OF THE LAND NORTH ADJOINING SAID EASEMENT AREA DESCRIBED BELOW, FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS FROM THE PUBLIC ALLEY WEST OF SAID EASEMENT AREA MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 TO JOSEPH FERRARO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 30, 2005 RECORDED JUNE 2, 2010 AS DOCUMENT NO. 1015340049

14. TERMS AND CONDITION CONTAINED IN DECLARATION OF DRIVEWAY EASEMENT DATED MAY 16, 2012 AND RECORDED JUNE 6, 2012 AS DOCUMENT 1215812054 MADE BY BRIDGEVIEW BANK GROUP AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 10, 2006 AND KNOWN AS TRUST NUMBER 1-3239 RELATING TO MAINTENANCE, USE AND ACCESS RIGHTS.

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15. DECLARATION OF RESTRICTIVE COVENANTS RECORDED 11
2, 2016 AS DOCUMENT NUMBER 1630710006

Property of County Clerk's Office



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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Michael R. Burney, being duly sworn on oath, states that he resides at 70 W. Madison St., Ste. 5300, Chicago, IL 60602 that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance 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.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]

SUBSCRIBED and SWORN to before me

this 19th day of October, 2016.

Pamela F. Walker

