

ALBANK

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TRUSTEE'S DEED

15ST07039A8c 143

After Recording Mail To:

M3 Partners, LLC.

6923 N. Kilbourn Ave
Lincolnwood, IL 60712

Doc#: 1631347124 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 11/08/2016 01:12 PM Pg: 1 of 4

Dec ID 20161101676480

ST/CO Stamp 1-912-651-584 ST Tax \$1,250.00 CO Tax \$625.00

City Stamp 1-877-933-888 City Tax: \$13,125.00

Name and Address of Taxpayer:

v

THIS INDENTURE, made this October 28, 2016, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated April 28, 2004, and known as Trust Number 11-5966, Party of the First Part, and, M3 Partners, LLC., an Illinois limited liability company, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION: See attached Exhibit A, made a part hereof

Property Address: 2805 W. Rosemont^{Ave}, Chicago, IL 60659

PIN #: 13-01-115-015-0000

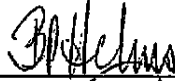
TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove forever of said Party of the Second Part.

This deed is executed by the Party of the First Part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, See attached Exhibit B

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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 Trust Officer and Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By:  Trust Officer

Attest:  Vice President

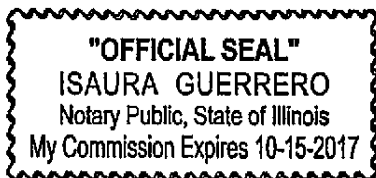
STATE OF ILLINOIS)

) ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this October 28, 2016.




Notary Public

Illinois Transfer Stamp - Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

Buyer, Seller or Representative

Date

Prepared by: Isaura Guerrero, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 1456 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

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EXHIBIT A

LEGAL DESCRIPTION

Lot 1 in Block 8 in Thomas J. Grady'S Sixth Green Briar Addition to North Edgewater, a Subdivision of the Northeast 1/4 of the Northwest 1/4 of Section 1, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

Permitted Exceptions

2016 taxes not yet due and payable

Terms conditions, provisions and limitations of environment no further Remediation Letter recorded August 17, 2004 as document no. 0423018065.

Terms, provision, conditions of the agreement recorded October 7, 2013 as number 1328035074 between Chicago Real Estate Investment, LLC and Albany Bank and Trust Company, N.A., as Trustee under Trust Agreement dated April 28, 2004.

Building lines and building restrictions of record

Zoning and building laws and ordinances

Public and utility easements

Covenants and restrictions of record

Party wall rights and agreements

Existing leases and tenancies

Rights of utility companies to maintain overhead wires as depicted on survey prepared by Ways Survey Ltd., Order No. 2016-10-07, dated October 14, 2016

Encroachment of the concrete area, iron gate, parking space and the brick building located mainly on the land onto the property lying ~~sheet~~ as depicted on the survey prepared by Ways Survey., Ltd., Order No. 2016-10-07, dated October 14, 2016

South
and
adjoining