

UNOFFICIAL COPY

TRUSTEE'S DEED

Reserved for Recorder's Office



Doc# 1635729086 Fee \$52.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 03:15 PM PG: 1 OF 8

This indenture made this **14th** day of **December, 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 **10th** day of **December, 1969**, and known as Trust Number **40233**, party of the first part, and **TCA-2020 West, LLC**, an **Illinois Limited Liability Company**

whose address is:
3611 North Kedzie Avenue
Chicago, Illinois 60618
party of the second part.

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 EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Numbers: 14-30-319-015-0000; 14-30-319-016-0000; 14-30-319-030-0000; 14-30-319-032-0000; 14-30-319-034-0000; 14-30-319-035-0000 and 14-30-319-037-0000

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 behoof 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.

REAL ESTATE TRANSFER TAX	23-Dec-2016
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	23-Dec-2016
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00
14-30-319-015-0000 20161201693940 1-592-105-152	

14-30-319-015-0000 | 20161201693940 | 0-957-069-504

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

PA

UNOFFICIAL COPY

EXHIBIT "A"

TRACT 5B:

THAT PART OF LOTS 5 AND 6 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), SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST, 175.99 FEET; THENCE SOUTH 47 DEGREES 42 MINUTES 28 SECONDS EAST, 234.76 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 13 SECONDS WEST, 7.87 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 04 SECONDS EAST, 124.65 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 30.16 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 12.67 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 07 SECONDS WEST, 10.35 FEET; THENCE NORTH 47 DEGREES 38 MINUTES 06 SECONDS WEST, 2.46 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 2.93 FEET; THENCE NORTH 47 DEGREES 37 MINUTES 45 SECONDS WEST, 1.18 FEET; THENCE SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 75.32 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 94.97 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 28.13 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 65.29 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 4.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

EXCEPTING THEREFROM

THAT PART OF LOTS 5 AND 6 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), SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST, 175.99 FEET; THENCE SOUTH 47 DEGREES 42 MINUTES 28 SECONDS EAST, 234.76 FEET; THENCE SOUTH 42 DEGREES 22 MINUTES 13 SECONDS WEST, 7.87 FEET; THENCE SOUTH 47 DEGREES 29 MINUTES 04 SECONDS EAST, 124.65 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 6.14 FEET TO THE POINT OF BEGINNING, HEREINAFTER REFERRED TO AS POINT "A", DEFINING A HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A VARIABLE CEILING ELEVATION HEIGHT WHICH

UNOFFICIAL COPY

BOUNDS THE UPPER VERTICAL EXTENTS AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT THE POINT OF BEGINNING HAVING AN ELEVATION OF 28.76, BASED ON CITY OF CHICAGO DATUM); THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.45 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 9.25 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 14.00 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 0.32 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 12.67 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 07 SECONDS WEST, 10.35 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 38 MINUTES 06 SECONDS WEST, 2.46 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 2.93 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE NORTH 47 DEGREES 37 MINUTES 45 SECONDS WEST, 1.18 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 30.73 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.17 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING SOUTH 42 DEGREES 13 MINUTES 35 SECONDS WEST, 22.42 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 25.52; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 25.52; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.43 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 26.85; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 22.17 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 44.33 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.18; THENCE CONTINUING NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 6.03 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.93; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.36 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 27.93; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 7.98 FEET FOLLOWING A DECLINING PLANE TO AN ELEVATION OF 27.60; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 9.18 FEET FOLLOWING AN INCLINING PLANE TO AN ELEVATION OF 28.76; THENCE CONTINUING NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 8.72 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET FOLLOWING A LEVEL LINE TO AN ELEVATION OF 28.76 TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM

THAT PART OF LOTS 5 AND 6 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: BEGINNING AT SAID POINT "A", SAID POINT ALSO DEFINING A PORTION OF SAID HORIZONTAL AND VERTICAL AREA THAT HAS NO LOWER VERTICAL LIMIT AND A HORIZONTAL PLANE WHICH BOUNDS THE UPPER VERTICAL EXTENTS, HAVING AN ELEVATION OF 28.76 (BASED ON CITY OF CHICAGO DATUM) AND IS REFERENCED ALONG THE FOLLOWING DESCRIBED LINES (STARTING AT SAID POINT "A"); THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 10.46 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 65.29 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 13 SECONDS WEST, 2.26 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 58 SECONDS WEST, 17.40; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 8.19 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 47.90 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

NOTE: ALL DIMENSIONS ARE MEASURED ALONG THE HORIZONTAL PLANES OF THE FLOOR AND GROUND SURFACES DESCRIBED HEREIN.

SITE BENCHMARK: (CITY OF CHICAGO DATUM) FINISH FLOOR OF TENNIS CLUB BUILDING AT 2020 W. FULLERTON AVENUE. ELEVATION = 13.30.

TRACT 6A:

THAT PART OF LOTS 2, 3, 5, 6 AND 7 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), SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF SAID LOTS 1 AND 2; THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 401.45 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 41 SECONDS EAST, 339.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 13 MINUTES 35 SECONDS EAST, 97.98 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 90.07 FEET; THENCE NORTH 42 DEGREES 50 MINUTES 52 SECONDS EAST, 94.97 FEET; THENCE NORTH 47 DEGREES 24 MINUTES 48 SECONDS WEST, 9.38 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 13 SECONDS EAST, 28.13 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 48 SECONDS EAST, 119.88 FEET; THENCE SOUTH 42 DEGREES 35 MINUTES 12 SECONDS WEST, 111.84 FEET; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 33.20 FEET, A CHORD BEARING SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 33.19 FEET; THENCE SOUTH 80 DEGREES 21 MINUTES 13 SECONDS WEST, 102.12 FEET TO A POINT ON THE EAST LINE OF THE LEASED PARCEL 1 RECORDED AS DOCUMENT 051873905; THENCE NORTH 08 DEGREES 24 MINUTES 49 SECONDS WEST, ALONG SAID EASTERLY LINE, 0.63 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1; THENCE SOUTH 79 DEGREES 27 MINUTES 28 SECONDS WEST ALONG SAID NORTH LINE, 1.61 FEET; THENCE NORTH 47 DEGREES 46 MINUTES 41 SECONDS WEST, 116.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TRACT 6B:

THAT PART OF LOTS 3 AND 4 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: 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), SAID SOUTHEASTERLY LINE BEING ALSO THE NORTHWESTERLY LINE OF LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 OF OWNERS DIVISION OF LOT 12; THENCE SOUTH 41 DEGREES 25 MINUTES 17 SECONDS WEST ALONG SAID SOUTHEASTERLY LINE, 401.45 FEET; THENCE SOUTH 47 DEGREES 46 MINUTES 41 SECONDS EAST, 456.55 FEET TO THE NORTH LINE OF THE LEASED PARCEL 1 RECORDED AS DOCUMENT 051873905; THENCE NORTH 79 DEGREES 27 MINUTES 28 SECONDS EAST ALONG SAID NORTH LINE, 1.61 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL 1, 0.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST ALONG SAID EAST LINE, 14.01 FEET TO THE NORTHERLY LINE OF THE LEASED PARCEL 2 RECORDED AS DOCUMENT 051873905; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST, 29.99 FEET ALONG THE NORTH LINE OF SAID PARCEL 2 TO THE EAST LINE OF SAID PARCEL 2; THENCE SOUTH 08 DEGREES 24 MINUTES 49 SECONDS EAST, 17.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 4; THENCE NORTH 80 DEGREES 21 MINUTES 13 SECONDS EAST ALONG SAID SOUTHERLY LINE, 64.58 FEET; THENCE NORTH 42 DEGREES 35 MINUTES 12 SECONDS EAST, 52.35 FEET

UNOFFICIAL COPY

TO THE NORTHERLY LINE OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 519.22 FEET, AN ARC LENGTH OF 33.20 FEET, A CHORD BEARING SOUTH 78 DEGREES 31 MINUTES 19 SECONDS WEST AND A CHORD DISTANCE OF 33.19 FEET; THENCE SOUTH 80 DEGREES 21 MINUTES 13 SECONDS WEST ALONG SAID NORTHERLY LINE, 102.12 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 OF SOUTH 49 DEGREES 11 MINUTES 01 SECONDS WEST AND A CHORD DISTANCE OF 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 OF 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 THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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 OF 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 SECONDS 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

UNOFFICIAL COPY

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

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 FEET TO THE NORTHERLY LINE OF WEST FULLERTON AVENUE AND POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPTING THEREFROM THAT PART TAKEN FOR ROAD PURPOSES PER AGREED FINAL JUDGMENT ORDER PURSUANT TO STIPULATIONS ENTERED IN CASE NO. 2014 L 50562, RECORDED OCTOBER 17, 2014 AS DOCUMENT 1430019017.

TRACT 9:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF TRACT 5B FOR PARKING GARAGE MAINTENANCE AND FOR PARKING GARAGE BUILDING EASEMENTS AS CREATED BY RECIPROCAL EASEMENT AGREEMENT RECORDED JUNE 13, 2016 AS DOCUMENT NUMBER 1616519212.

UNOFFICIAL COPY

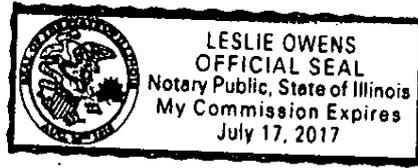
STATEMENT BY GRANTOR AND GRANTEE

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: December 14, 2016

Signature: *Cathy Slough*
Grantor or Agent

SUBSCRIBED and SWORN to
before me this 14th day of December,
2016.



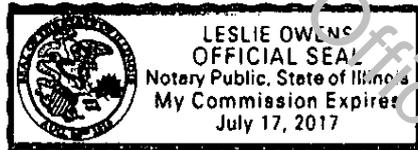
Leslie Owens
Notary Public

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: December 14, 2016

Signature: *Cathy Slough*
Grantee or Agent

SUBSCRIBED and SWORN to
before me this 14th day of December,
2016.



Leslie Owens
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]