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Doc# 1635729087 Fee \$46,00

TRUSTEE'S DEED

This indenture made this 14th day December, 2016, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LaSalle National Association, Bank successor trustee to American National Bank and Truct Company of Chicago, 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 5th day of August, 1975, and known as Trust Number 91223, 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.

Reserved for Recorder's Office RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVII FEE: \$2,00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 03:16 PM PG: 1 OF 5

3004 COU! 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: 14-30-301-006-0000; 14-30-301-008-0000; 14-30-301-009-0000 and 14-30-301-031-0000

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
Williams.	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-30-301-006-0000 20161201694057		0-621-525-184

		COUNTY:	0.00
	3340	ILLI NO IS:	0.00
		TOTAL:	0.00
14-30-301	-006-0000	20161201694057	0-546-666-688

REAL ESTATE TRANSFER TAX



23-Dec-2016

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

IN WITNESS WHEREOF, sail p irst part has caused it. corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,

as successor trustee as aforesaid

Trust Officer

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 the above named Trust Officer of CHICAGO TITLE LAND TRUST COMPANY, personally known to me to be the same person whose name is subscribed to (n) foregoing instrument as such Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Sealto's 14th day of December, 2016.

PROPERTY ADDRESS 2407-2459 N. Elston Chicago, Illinois

LIDIA MARINCA Notary Public, State of Illino's My Commission Expires 04/30/2018

> This instrument was prepared by: Harriet Denisew'cz CHICAGO TITLE LAND TRUST COMPANY 10 South LaSalle Street Suite 2750 Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAMETCA-2020 West, LLC

ADDRESS 3611 North Kedzie Avenue

CITY, STATE, ZIP CODE Chicago, Il 60618

SEND TAX BILLS TO:

NAME: TCA-2020 West, LLC

ADDRESS 3611 North Kedzie Avenue

CITY, STATE, ZIP CODE Chicago, Il 60618

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-1.5 OF THE REAL

ESTATE TRANSFER TAX LAW.

Agent

Date

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TRACT 8A:

LOT 1 IN ASSESSOR'S SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH EAST LINE OF ELSTON AVENUE AND EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTH WESTERLY ALONG THE SAID NORTHEASTERLY LINE OF ELSTON AVENUE 267 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 206.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH WEST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF SOUTH WEST 1/4 412.78 FEET MORE OR LESS TO THE PLACE OF BEGINNING, AND ALSO EXCEPT THAT PART THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH ROBEY STREET), IN COOK COUNTY, ILLINOIS.

TRACT 83:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WEST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FEET, THENCE NORTHEASTERLY ON A LIVE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4 BEING THE PLACE OF BEGINNING OF THE PREMISES HEREBY DESCRIBED, THENCE SOUTHWESTERLY ALONG SAID LAST DESCRIBED PERPENDICULAR LINE TO SAID ROWTHEASTERLY LINE OF ELSTON AVENUE, THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 90 FEET, THENCE NORTHWESTER LY CN A LINE PARALLEL TO THE NORTHEASTERLY LINE OF ELSTON AVENUE 20 FEET, THENCE NORTHEASTERLY ON A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELSTON AVENUE 205.68 FEET MORE OR LESS TO THE EAST LINE OF SAID SOUTH EAST 1/4, THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPT THAT PAR? THEREOF LYING EASTERLY OF THE WEST LINE OF NORTH DAMEN AVENUE AS DESCRIBED BY DEED TO THE CITY OF CHICAGO

RECORDED AS DOCUMENT NO. 9619091, IN COOK COUNTY, ILLINOIS.

TRACT 8C:

THAT PART OF LOT 1 IN ASSESSOR'S SUBDIVISION OF THE SOUTH WIST 1/4 OF SECTION 30, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIODAN DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTHEASTERLY LINE OF ELSTON AVENUE AND THE EAST LINE OF SAID SOUTH WEST 1/4 AND RUNNING THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF ELSTON AVENUE 237 FLET; THENCE NORTHEASTERLY IN A LINE PERPENDICULAR TO SAID NORTHEASTERLY LINE OF ELITON AVENUE TO THE EAST LINE OF SAID SOUTH WEST 1/4; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTH WEST 1/4 TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THAT PART LYING EAST OF A LINE DRAWN THROUGH A POINT IN A LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 30 AND THROUGH A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30; AND LYING SOUTH OF THE NORTH BRANCH OF THE CHICAGO RIVER, ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: COMMECNING AT A POINT IN THE NORTHEASTERLY LINE OF ELSON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES THERETO THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE NORTHERLY ALONG A LINE DRAWN THROUGH A POINT IN LINE 74 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 800 FEET NORTH OF SOUTH LINE OF SAID SECTION 30 TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 33 FEET WEST OF AND MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTH WEST 1/4 OF SECTION 30, 30 FEET, THENCE SOUTHWESTERLY TO A POINT IN THE NORTHEASTERLY LINE OF ELSTON AVENUE 30 FEET NORTHWESTERLY FROM THE PLACE OF BEGINNING, THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF ELSTON AVENUE TO THE PLACE OF BEGINNING.

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EXCEPTING FROM TRACTS 8A, 8B AND 8C 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.

THAT OF LOT 1 IN SNOW ESTATE SUBDIVISION OF SUPERIOR COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15. TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 20 ACRES); ALSO THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, LYING NORTH AND EAST OF THE NORTH BRANCH OF THE CHICAGO RIVER; ALSO LOTS 2, 3, 4, 6, 7, 9 AND 11 IN THE ASSESSOR'S DIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SAID SECTION 30, LYING BETWEEN THE RAILROAD AND THE RIVER, WHICH PART OF LOT 1 IS MORE PARTICULARLY DESCRIBED AS BEING THAT PART OF LOT 1, WHICH IS BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT, THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT, 309.82 FEET TO THE WESTERLY LINE OF NORTH DAMEN AVENUE (NORTH POREY STREET), AS WIDENED, THENCE WESTERLY AT RIGHT ANGLES TO SAID WESTERLY LINE OF NORTH DAMEN AVENUE 20.94 FEET; THENCE SOUTHWESTERLY ALONG A LINE 14.0 FEET NORTHWESTERLY AND PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT A DISTANCE OF 149.0 FEET; THENCE SOUTHWESTERLY 145.92 FEET TO THE POINT OF BEGINNING, ALI IN COOK COUNTY, ILLINOIS.

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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 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:

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

LESLIE OWENS OFFICIAL SEA Notary Public, State of Illinois Commission Expires July 17, 2017

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 1ai d 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.

2016.

Dated: December 14, 2016

Signature:

Grantee or As

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

LESLIE OWENS OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires July 17, 2017

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]