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TRUSTEE'S DEED

THIS TRUSTEE'S DEED made between

**RICHARD I. VESOLE AS TRUSTEE
OF THE VFFG LANSING TRUST
DATED APRIL 30, 2004**

Grantor,

And

HJH ILLINOIS 1, LLC,

Grantee,

WITNESSETH, That the said Grantor, for a valuable consideration conveys to Grantee the following described real estate and improvements located thereon in Cook County, State of Illinois, and legally described on Exhibit A, attached hereto, and by this reference incorporated herein, subject to those matters shown on Exhibit B, attached hereto and by this reference incorporated herein together with all the hereditaments and appurtenances thereunto belonging or in any way appertaining thereto.

Return to:

*HJH Illinois, LLC
17829 Burnham Ave.
Lansing, IL 60438*

Permanent Real Estate Index No.: 3032 100 044
0000

Address of Property:
17829 Burnham Avenue
Lansing, IL 60438

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustees by the terms of said deed or deeds in trust delivered to said trustees in pursuance of the trust agreement above mentioned. This deed is made subject to all unpaid taxes and special assessments now, or hereafter to be made, a charge or lien against said premises.

Dated this 15th day of December, 2016

VFFG LANSING TRUST DATED APRIL 30, 2004

By: *[Signature]*
Richard I. Vesole, Trustee



1702434025D

Doc# 1702434025 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2017 10:15 AM PG: 1 OF 6

201161558 (1 of 3)

STATE TAX

STATE OF ILLINOIS



JAN. 23. 17

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000027272

REAL ESTATE
TRANSFER TAX

0088550

FP 103037

[Handwritten signature]

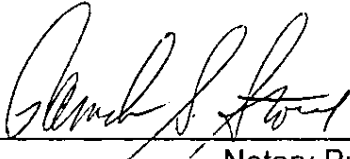
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ACKNOWLEDGMENT

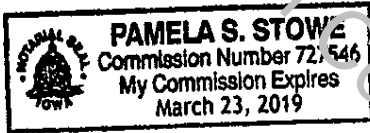
STATE OF IOWA)
) SS.
 COUNTY OF SCOTT)

I, the undersigned, a Notary Public, in and for said County and State, aforesaid, DO HEREBY CERTIFY, that Richard I. Vesole, 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 he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 15th day of December, 2016.



 Notary Public

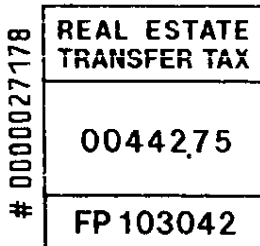
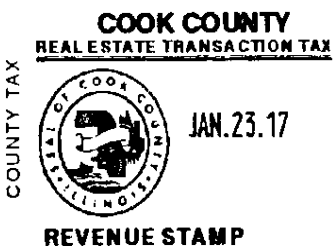


GRANTEE'S ADDRESS

MAIL TAX BILL TO:

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph _____, Section 4, Real Estate Transfer Tax Act	
_____	_____
Date	Buyer, Seller or Representative

This instrument was prepared by:
 Richard I. Vesole
 1987 Spruce Hills Drive
 Bettendorf, IA 52722
 (563) 355-7032



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EXHIBIT A

LEGAL DESCRIPTION OF LAND

Lot 7 to 20, inclusive, in Block 4 in Lansing Terrace, being a subdivision in the West ½ of the Northwest ¼ of Section 32, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County
COOK COUNTY
RECORDER OF DEEDS
COOK COUNTY
RECORDER OF DEEDS
Deeds Office

85519110N

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EXHIBIT "B"

1. Taxes for the year 2016 and subsequent years.
2. Municipal codes and ordinances and agreements entered under them.
3. Lease made by G.G. Lansing 2001, L.P. a Pennsylvania limited partnership to Family Dollar, Inc., a North Carolina corporation dated October 31, 2001, a memorandum of which was recorded November 9, 2001 as document 0011058742, demising the land for a term of years beginning December 31, and ending December 31, 2011, and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through, or under said lessee. NOTE: Lease contains provision for automatic extension for three (3) periods of five (5) years each.

Assignment And Assumption Of Lease Dated May 20, 2004 and recorded May 27, 2004 as document number 0414832142 made by G.G. Lansing 2001, L.P. and Richard I. Vesole as trustee of the VFFG Lansing Trust, Dated April 30, 2004 relating to an assignment of the Family Dollar Inc, as tenant under an unrecorded lease dated October 31, 2001.

4. Short Form Lease dated October 31, 2001 and recorded April 11, 2006 as document number 0610116129 made by and between G.G. Lansing 2001, L.P., a Pennsylvania limited partnership and Family Dollar, Inc., and the terms and provisions contained therein.
5. Rights of the public or quasi-public utilities as disclosed by survey made by Landmark Engineering Corporation as Survey Number 01-08-329-R depicting the following: electric box, catch basins, bollards, power pole, phone box.
6. Covenants and restrictions and conditions (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), contained in the following deeds from Union Bank of Chicago, a corporation of Illinois, as Trustee under Trust Agreement dated September 1, 1925, and known as Trust Number 917 relating to the location, use, character and construction of buildings to be erected on the premises therein conveyed to the construction and cost of the foundations for said buildings:

Deed to William Schwiebert dated May 1, 1930, and filed May 10, 1930, as LR505781 conveying Lots 16 and 17;

Deed to Cacar Overby and Ernest Schwiebert dated April 15, 1930 and filed May 10, 1930, as LR505782 conveying Lot 18;

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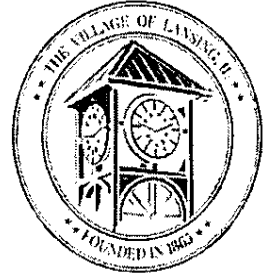
Deed to Albert F. Meyer, and others dated January 23, 1930, and filed February 20, 1930, as LR496529 conveying Lots 19 and 20.

NOTE: Said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

7. 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), contained in documents LR496529 (affecting Lots 19 and 20), 505781 (affecting Lots 16 and 17) and 505782 (affecting Lot 18) relating to kind of material, minimum cost of \$5,000.00, location, character and use of buildings to be erected on the land.
8. Encroachment of the frame elevated overhand onto the public land west of and adjoining by a range of up to 1.33 feet for the length of the building as disclosed by survey made by Landmark Engineering Corporation as Survey Number 01-08-329-R.
9. Leaking Underground Storage Tank Environmental Notice recorded June 18, 2002, as Document 0020680912 relating to Illinois EPA No.: 0311595134, Lust Incident No.: 20012047.
10. Rights of tenants, as tenants only, under existing unrecorded leases and of all parties claiming by, through or under them.
11. Subject to encroachments, overlaps, unrecorded easements and other adverse matters, which may be disclosed by an accurate survey of the land made in accordance with Illinois survey and ALTA/ASCM survey standards.

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THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Richard I Vesole, Trustee of the VFFG Lansing
17829 South Burnham Avenue
Lansing, IL 60438

Telephone:

Attorney or Agent: Henry Marmol, Clear North National Title
Telephone No.: 312-621-3306

Property Address 17829 South Burnham Avenue
Lansing, IL 60438

Property Index Number (PIN) 30-32-100-044-0000

Water Account Number 116 3860 00 01

Date of Issuance: January 17, 2017

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on January 17, 2017 by
Karen Giovane,

VILLAGE OF LANSING
By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.