This document prepared by:

Peter Friedman, Esq. Holland & Knight, LLP 131 South Dearborn Street 30th Floor Chicago, IL 60603

Return to:

Village of Oak Park 123 Madison Street Oak Park, Illinois 60302 Attn: Paul L. Stephanides



Doc# 1703329086 Fee \$44.00

AFFIDAUIT FEE: \$2.00 KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/02/2017 02:59 PM PG: 1 OF 4

OUIT CLAIM DEED

CSRE Westgate LLC, an Illinois limited liability company (the "Grantor"), whose address is 980 N. Michigan Ave., Suite 1280, Chicago, Illinois 60611, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00 and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, CONVEYS AND QUIT CLAIMS unto Village of Oak Park, a home rule municipal corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois (the "Grantee"), whose address is 123 Madison Street, Oak Park, Illinois 60302, the real property described as follows:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Address of Property:

1 | 1118 Westgate St., Oak Park

PERMANENT INDEX NUMBER: 16-07-124-022-0000 (affects other property)

TO HAVE AND TO HOLD the above described premises together with all and singular the right and appurtenances thereto in any wise belonging unto said Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO: real estate taxes and assessment not yet due and payable; any condition an accurate survey may show; easements, restriction, covenants, conditions and reservations of record: encroachments; and any zoning or governmental regulations now or hereafter in effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXEMPTION APPROVED

teven E. Drazeer, CFO Village of Oak Park

in withess whereof, the said Grantor has	IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents this	
day of December, 2016? JANUARY, 2017 (173)		
ON THE YEAR OF THE PERSON OF T	CSRE Westgate LLC,	
	an Illinois limited liability company	
	۸ ۸	
	By: Cut II	
	Name: ANDI STEEN	
	Its: MENBER	
STATE OF ILLMOIS)) SS:		
COUNTY OF COOK)		
Before me, Jahn E Journs, a No	ary Public in and for the above State and	
	_, 2016, personally appeared _ANDREW_	
same person who signed and acknowledged that he	E Westgate LLC, and known to me to be the	
such NonBer, respectively, or said con		
that he/she/they executed the same as his/her/neir f	ree and voluntary act and deed and as the free	
and voluntary act and deed of the company, for the uses and purposes set forth in the instrument.		
	The same property of the same and the same a	
	(D-D), m	
	OFFICIAL SEAL JOHN E. COLLINS	
My commission expires:	OFFICIAL SEAL JOHN E. COLLINS NOTARY PUBLIC, STATE OF ILLINOIS	
1	OFFICIAL SEAL JOHN E. COLLINS NOTARY PURILIC STATE OF ILLHOUS	
1	OFFICIAL SEAL JOHN E. COLLINS MY COMMISSION EXPIRES 3-4-2517	
1	OFFICIAL SEAL JOHN E. COLLINS MY COMMISSION EXPIRES 3-4-2517	
1	OFFICIAL SEAL JOHN E. COLLINS MY COMMISSION EXPIRES 3-4-2517	
No	OFFICIAL SEAL JOHN E. COLLINS MY COMMISSION EXPIRES 3-4-2617 tary Public	
This deed is exempt from the provisions of the Illin	OFFICIAL SEAL JOHN E. COLLINS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3-4-2517 tary Public Dis Real Estate Transfer Tax Act under 35	
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This deed is exempt from the provisions of the Illin ILCS 200/31-45(b). January Dated: December	OFFICIAL SEAL JOHN E. COLLINS MOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3-4-2517 tary Public Dis Real Estate Transfer Tax Act under 35 Leal Estate Transfer Tax pursuant to Section	
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EXEMPTION APPROVED

Steven E. Drazner, CFO Village of Oak Park

EXHIBIT A

Legal Description of Property Conveyed

THAT PART OF LOT 5 IN HOARD AND OTHERS SUBDIVISION OF LOT 1 (EXCEPT THE NORTH 100 FEET THEREOF) IN NILES' SUBDIVISION OF LOTS 10 TO 16 BOTH INCLUSIVE AND THE WEST 13 FEET OF LOT 17 IN SKINNER'S SUBDIVISION IN THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTH 01 DEGREE 56 MINUTES 53 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 5, A DISTANCE OF 69.39 FEET TO THE NORTH FACE OF AN EXTERIOR WALL OF A MASONRY BUILDING; THENCE SOUTH 88 DEGREES 15 MINUTES 27 SECONDS WEST ALONG SAID NORTH FACE. 10.85 FEET TO THE EAST FACE OF AN EXTERIOR WALL OF SAID MASONRY BUILDING THENCE NORTH 01 DEGREE 45 MINUTES 45 SECONDS WEST ALONG SAID EAS FACE AND EXTENSION THEREOF, 69.32 FEET TO THE NORTH LINE OF SAID LOT 5: THENCE NORTH 87 DEGREES 53 MINUTES 19 SECONDS EAST ALONG SAID NORTH LINE, 10.62 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index No. 16-07-124-022-0000 (affects other property).

EXEMPTION APPROVED

Steven E. Drazner, CFO Village of Oak Park

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest **(ABI)** 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 another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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: 1 4 , 2017 S	IGNATURE: GRANTOR OF AGENT
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.	
Subscribed and swn,n to before me, Name of Notary Public:	
By the said (Name of Grantor): STE Westgate LLC	AFFIX NOTARY STAMP BELOW
On this date of: NOTARY SIGNATURE:	OFFICIAL SEAL JOHN E. COLLINS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3-4-2017
GRANTEE SECTION	
The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment	
of beneficial interest (ABI) in a land trust is either a natural person, an 'llinois 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: 1 > 3 , 2016 S	IGNATURE: Mu Pr
	GRANTEE or AGENT
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the CRANTEE signature.	
Subscribed and sworn to before me, Name of Notary Public:	
By the said (Name of Grantee): Village of Oak Park	AFFIX NOTARY \$12MP BELOW
On this date of: NOTARY SIGNATURE: 33 , 20 6 NOTARY SIGNATURE:	OFFICIAL SEAL PAUL L STEPHANIDES NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/30/19

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 <u>DEED</u> or <u>ABI</u> to be recorded in Cook County, Illinois if exempt under provisions of SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)

EXEMPTION APPROVED

revised on 10.6.2015

Steven E. Drazner, CFO Village of Oak Park