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TRUSTEE'S DEED



1703919096D

This indenture made this **7th** day of **February, 2017**, between

Doc# 1703919096 Fee \$54.00

CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois,

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

as successor trustee to LaSalle Bank National Association,

KAREN A. YARBROUGH

successor trustee to American National Bank and Trust Company

COOK COUNTY RECORDER OF DEEDS

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 **26th** day of **June, 1997**, and known as Trust Number **123106-03**, party of the first part, and **1675 N. MAGNOLIA, LLC**, a Delaware Limited Liability Company

DATE: 02/08/2017 03:10 PM PG: 1 OF 9

whose address is:

1040 W. Randolph Street

Chicago, Illinois 60607

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.

SUBJECT TO: SEE PERMITTED EXCEPTIONS ATTACHED ON EXHIBIT "B"

Permanent Tax Numbers: 14-32-311-011-0000 and 14-32-311-012-0000

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		08-Feb-2017	
	COUNTY:	5,750.00	
	ILLINOIS:	11,500.00	
	TOTAL:	17,250.00	

14-32-311-011-0000 | 20170201609883 | 0-462-471-872

REAL ESTATE TRANSFER TAX		08-Feb-2017	
	CHICAGO:	0.00	
	CTA:	0.00	
	TOTAL:	0.00	

14-32-311-011-0000 | 20170201609883 | 1-188-053-696

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

CCRD REVIEWER

RW1870

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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, the day and year first above written.



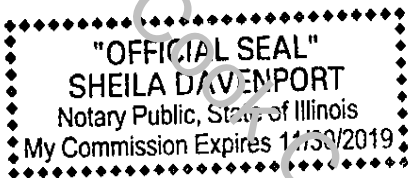
CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: *Harriet Denisewicz*
Harriet Denisewicz
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 the 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 Seal this **7th** day of **February, 2017**.



Sheila Davenport
NOTARY PUBLIC

PROPERTY ADDRESS
1675 North Magnolia Avenue
Chicago, Illinois

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

AFTER RECORDING, PLEASE MAIL TO:

NAME 1675 N. MAGNOLIA, LLC
ADDRESS c/o STERLING BAY LLC - 1040 W. RANDOLPH ST.
CITY, STATE, ZIP CODE CHICAGO, IL 60607

SEND TAX BILLS TO:

NAME: 1675 N. MAGNOLIA, LLC
ADDRESS c/o STERLING BAY LLC - 1040 W. RANDOLPH ST.
CITY, STATE, ZIP CODE CHICAGO, IL 60607

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EXHIBIT A

Legal Description

PARCEL 1:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, ALSO THAT PART OF VACATED NORTH MAGNOLIA AVENUE (FORMERLY FLEETWOOD STREET) IN SHEFFIELD'S ADDITION TO CHICAGO, ALL IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID, BEING ALSO THE EASTERLY LINE OF NORTH THROOP STREET, SAID POINT BEING 290.10 FEET NORTH OF THE MOST SOUTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 267.30 FEET; THENCE SOUTH 27 DEGREES, 30 MINUTES, 24 SECONDS EAST, 96.19 FEET; TO THE HEREINAFTER DESIGNATED POINT OF BEGINNING OF THE FOLLOWING DESCRIBED TRACT; THENCE NORTH 27 DEGREES, 30 MINUTES, 24 SECONDS WEST, 96.19 FEET; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 170.29 FEET; THENCE NORTH 27 DEGREES, 24 MINUTES, 30 SECONDS WEST, 9.65 FEET; THENCE NORTH 62 DEGREES, 35 MINUTES, 30 SECONDS EAST, 13.68 FEET; THENCE NORTH 27 DEGREES, 25 MINUTES, 36 SECONDS WEST, 110.00 FEET; THENCE NORTH 18 DEGREES, 19 MINUTES, 37 SECONDS EAST, 324.53 FEET TO A POINT ON THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTHERLY AND EASTERLY ALONG SAID DOCK LINE, TO A POINT OF INTERSECTION WITH A LINE PASSING THROUGH THE HEREINABOVE DESIGNATED POINT OF BEGINNING AND BEARING NORTH 62 DEGREES, 37 MINUTES, 31 SECONDS EAST; THENCE SOUTH 62 DEGREES, 37 MINUTES, 31 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 372.60 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 1 IS ALSO KNOWN AS:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, ALSO THAT PART OF VACATED NORTH MAGNOLIA AVENUE (FORMERLY FLEETWOOD STREET) IN SHEFFIELD'S ADDITION TO CHICAGO, ALL IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID, BEING ALSO THE EASTERLY LINE OF NORTH THROOP STREET, SAID POINT BEING 290.10 FEET NORTH OF THE MOST SOUTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 267.30 FEET; THENCE SOUTH 27 DEGREES, 30 MINUTES, 24 SECONDS EAST, 96.19 FEET; TO THE HEREINAFTER DESIGNATED POINT OF BEGINNING OF THE

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FOLLOWING DESCRIBED TRACT; THENCE NORTH 27 DEGREES, 30 MINUTES, 24 SECONDS WEST, 96.19 FEET; THENCE NORTH 62 DEGREES, 38 MINUTES, 53 SECONDS EAST, 170.29 FEET; THENCE NORTH 27 DEGREES, 24 MINUTES, 30 SECONDS WEST, 9.65 FEET; THENCE NORTH 62 DEGREES, 35 MINUTES, 30 SECONDS EAST, 13.68 FEET; THENCE NORTH 27 DEGREES, 25 MINUTES, 36 SECONDS WEST, 110.00 FEET; THENCE NORTH 18 DEGREES, 19 MINUTES, 37 SECONDS EAST, 324.53 FEET TO A POINT ON THE WESTERLY DOCK LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER; THENCE SOUTH 40°23'59" EAST ALONG SAID DOCK LINE, 79.01 FEET; THENCE CONTINUING ALONG SAID WESTERLY DOCK LINE SOUTH 26°14'18" EAST 176.38 FEET; THENCE CONTINUING ALONG SAID WESTERLY DOCK LINE SOUTH 10°25'42" EAST 197.69 FEET TO A POINT OF INTERSECTION WITH A LINE PASSING THROUGH THE HEREINABOVE DESIGNATED POINT OF BEGINNING AND BEARING NORTH 62 DEGREES, 37 MINUTES, 31 SECONDS EAST; THENCE SOUTH 62 DEGREES, 37 MINUTES, 31 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 372.60 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR ACCESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE GRANT OF EASEMENT MADE BY PROCTER AND GAMBLE MANUFACTURING COMPANY TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST NUMBER 106192-03 RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572900 AND AMENDED BY JUDGMENT ORDER ENTERED OCTOBER 29, 1992 IN CASE NO. 91L51177 AND RECORDED JANUARY 6, 1993 AS DOCUMENT NO. 93011892 OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 1 IN ILLINOIS STEEL COMPANY'S NORTH WORKS ADDITION TO CHICAGO, ALSO THAT PART OF LOT 29 IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, ALSO THAT PART OF VACATED NORTH MAGNOLIA AVENUE (FORMERLY FLEETWOOD STREET) IN BLOCK 2 IN THE SUBDIVISION OF BLOCK 18 IN SHEFFIELD'S ADDITION TO CHICAGO, IN THE SOUTH 1/2 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL TAKEN AS A TRACT, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID, BEING ALSO THE EASTERLY LINE OF NORTH THROOP STREET, SAID POINT BEING 290.10 FEET NORTH OF THE MOST SOUTHWESTERLY CORNER OF BLOCK 1 AFORESAID; THENCE NORTH 62 DEGREES 38 MINUTES 53 SECONDS EAST, 267.30 FEET; THENCE SOUTH 27 DEGREES 30 MINUTES 24 SECONDS EAST, 96.19 FEET; THENCE NORTH 62 DEGREES 37 MINUTES 31 SECONDS EAST, 73.71 FEET; THENCE SOUTH 24 DEGREES 40 MINUTES 34 SECONDS WEST, 70.55 FEET; THENCE SOUTH 43 DEGREES 59 MINUTES 31 SECONDS WEST, 26.00 FEET; THENCE NORTH 67 DEGREES 43 MINUTES 18 SECONDS WEST, 60.23 FEET; THENCE NORTH 88 DEGREES 17 MINUTES 50 SECONDS WEST, 114.60 FEET TO A POINT OF CURVATURE; THENCE

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SOUTHWESTERLY 57.81 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST HAVING A RADIUS OF 114.00 FEET AND WHOSE CHORD BEARS SOUTH 77 DEGREES 10 MINUTES 32 SECONDS WEST, 57.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 38 MINUTES 53 SECONDS WEST, 82.82 FEET TO A POINT ON THE WESTERLY LINE OF BLOCK 1 AFORESAID; THENCE NORTH 0 DEGREES 16 MINUTES 13 SECONDS WEST, ALONG SAID WESTERLY LINE 35.94 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 14-32-311-011-0000 and 14-32-311-012-0000

Address: 1675 North Magnolia, Chicago, IL

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. REAL ESTATE TAXES FOR THE SECOND INSTALLMENT OF 2016 AND SUBSEQUENT YEARS;
2. ZONING AND SUBDIVISION ORDINANCES AND REGULATIONS WHICH ARE NOT VIOLATED BY THE EXISTING IMPROVEMENTS AND THEIR CURRENT USE;
3. RIGHTS OF THE MUNICIPALITY, THE STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO THAT PART OF THE LAND FALLING IN VACATED NORTH MAGNOLIA AVENUE;
4. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED NORTH MAGNOLIA AVENUE FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES;
5. RIGHTS OF UNITED STATES OF AMERICA, STATE OF ILLINOIS, THE MUNICIPALITY, AND THE PUBLIC IN AND TO THAT PART OF LAND, IF ANY, FALLING IN THE NORTH BRANCH OF THE CHICAGO RIVER, AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATER OF SAID RIVER;
6. (A) TERMS, PROVISIONS, AND CONDITIONS RELATING TO THE EASEMENT DESCRIBED AS PARCEL 2 CONTAINED IN THE INSTRUMENT CREATING SAID EASEMENT.

(B) RIGHTS OF THE ADJOINING OWNER OR OWNERS TO THE CONCURRENT USE OF SAID EASEMENT;
7. LICENSE AGREEMENT DATED DECEMBER 9, 1986 AND RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572902 MADE BY THE PROCTER AND GAMBLE MANUFACTURING COMPANY, AN OHIO CORPORATION, LICENSOR, TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST NUMBER 106192-03 AND THE THROOP GROUP LIMITED PARTNERSHIP, AN ILLINOIS LTD PARTNERSHIP, LICENSEE, WHEREBY LICENSOR GRANTS TO LICENSEE AN EXCLUSIVE, REVOCABLE LICENSE TO USE THE EXISTING BURIED PIPES AND CATCH BASIN FOR STORM WATER DRAINAGE.

(AFFECTS PARCEL 2)
8. WATER MAIN EASEMENT AGREEMENT DATED OCTOBER 24, 1988 AND RECORDED DECEMBER 13, 1988 AS DOCUMENT NUMBER 88572901 MADE BY THE

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PROCTER AND GAMBLE MANUFACTURING COMPANY, AN OHIO CORPORATION TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10, 1988 AND KNOWN AS TRUST 106192-03 AND THE THROOP GROUP LIMITED PARTNERSHIP, AN ILLINOIS LTD PARTNERSHIP FOR THE MAINTENANCE OF AND ACCESS TO THE WATERMAIN LOCATED ON SAID LAND.

(AFFECTS PARCEL 2)

9. WE HAVE EXAMINED THE PLAT OF SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 9, 2016 AND LAST REVISED FEBRUARY 2, 2017. NUMBER 2016-23209-001 AND NOTE THE FOLLOWING:

1. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO PROPERTY SOUTHEASTERLY AND ADJOINING BY VARIOUS MEASUREMENTS 0.68, 3.29 AND 3.96 FEET.

2. ENCROACHMENT OF THE FENCE LOCATED MAINLY ON THE LAND ONTO PROPERTY NORTHWESTERLY AND ADJOINING BY UP TO 27.77 FEET AND CONTINUING ONTO PROPERTY SOUTHWESTERLY AND ADJOINING BY 9.00 FEET.

3. ENCROACHMENT OF THE CONCRETE WALL LOCATED MAINLY ON THE LAND ONTO PROPERTY NORTHWESTERLY AND ADJOINING BY AN UNDISCLOSED MEASUREMENT.

10. ENCROACHMENT OF THE 1 STORY ENCLOSED SHEET METAL CLAD LOADING DOCK LOCATED MAINLY ON THE PROPERTY NORTHWESTERLY AND ADJOINING ONTO THE LAND BY APPROXIMATELY 2.76 TO 2.92 FEET SOUTHEASTERLY, AS SHOWN ON PLAT OF SURVEY NUMBER 2016-23209-001 PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 9, 2016 AND LAST REVISED FEBRUARY 2, 2017.

11. RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, FOR MAINTENANCE THEREIN OF THE AERIAL WIRES AND UTILITY POLE LOCATED ON THE LAND AS DISCLOSED ON THE SURVEY PREPARED BY GREMLEY & BIEDERMANN DATED NOVEMBER 9, 2016 AND LAST REVISED FEBRUARY 2, 2017 ORDER NUMBER 2016-23209-001.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
)SS
 COUNTY OF COOK)

The undersigned, being first duly sworn on oath, states as follows: That the attached deed is not in violation of the Plat Act, 765 ILCS 205/1 *et seq*, for one of the following reasons:

A. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed.

- OR -

B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easement of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided

