

TRUSTEE'S DEED

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Reserved for Recorder's Office

This indenture made this 3rd day of March, 2017, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as 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 20th day of December, 1995 and known as Trust Number 1102453 party of the first part, and

Doc#. 1706718034 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2017 10:12 AM Pg: 1 of 4

Dec ID 20170301619326
ST/CO Stamp 2-084-489-920 ST Tax \$410.00 CO Tax \$205.00
City Stamp 0-811-594-432 City Tax: \$4,305.00

6427 N. GREENVIEW, LLC
party of the second part.

whose address is :
3700 W. Devon Avenue, Ste. A
Chicago, IL 60712

1 of 1
1700064726 NH

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Address of Property: 6427 N. Greenview Avenue, Chicago, IL 60626
Property Tax Number: 11-32-326-009-0000

together with the tenements and appurtenances thereunto belonging.

Subject to the permitted exceptions set forth on Exhibit B attached hereto and by this reference made a part hereof.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove 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.

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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 Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Kelli A. Wyzikowski*
Kelli A. Wyzikowski – Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Vice President 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 Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 3rd day of March, 2017.



Grace Marin
NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

Thompson Coburn LLP
55 E. Monroe Street, 37th FL.
Chicago, Illinois 60603

Attn: Gary L. Plotnick

SEND SUBSEQUENT TAX BILLS TO:

6427 N. Greenview, LLC
3700 W. Devon Ave., Ste. A
Lincolnwood, Illinois 60712

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LEGAL DESCRIPTION

LOT 42 (EXCEPT THE NORTH 15 FEET THEREOF), IN SICKINGER'S SUBDIVISION OF LOTS 7 AND 8, IN THE SUBDIVISION BY L.C. PAINE FREER, RECEIVER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 31 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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EXHIBIT B Permitted Exceptions

Those matters contained in the Title Commitment issued by Chicago Title Insurance Company, as Title Commitment Number 17000647NC and the following:

1. Covenants, conditions, restrictions and easements of record, if any;
2. Public and private easements for utilities and drainage and other purposes over, under and upon the Property, if any;
3. Existing leases and tenancies;
4. General real estate taxes for the years 2016 and 2017 and subsequent years not yet due and payable;
5. All matters revealed by survey number 2017-23556-001 issued by Gremley & Bierdermann dated January 26, 2017 and last revised February 3, 2017;
6. All applicable laws and ordinances affecting the Property, including but not limited to, zoning, subdivision, public health, environmental and building; and
7. Acts done or suffered by or judgments against Grantee.

THE PROPERTY BEING CONVEYED HEREUNDER IS BEING CONVEYED IN AN "AS IS-WHERE IS, WITH ALL FAULTS" CONDITION.

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