

# UNOFFICIAL COPY



\*18159410650\*

Doc# 1815941065 Fee \$48.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/08/2018 12:03 PM PG: 1 OF 6

17SA9644138LP  
TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 19th day of April, 2018, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor 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 1st day of October, 1979, and known as Trust Number 39649, party of the first part, and STRATEGIC WELLS, LLC, a Delaware Limited Liability Company whose address is: c/o Strategic Properties of North America, 1200 River Avenue, Building 4, Lakewood, New Jersey 08701, 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: PERMITTED EXCEPTIONS – SEE ATTACHED EXHIBIT "B"**

**Permanent Tax Numbers: 14-33-414-044-1075 and 14-33-414-044-1125**

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 04-Jun-2018



CHICAGO: 2,793.75  
CTA: 1,117.50  
TOTAL: 3,911.25

14-33-414-044-1075 | 20180501682500 | 0-636-797-728

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

REAL ESTATE TRANSFER TAX 04-Jun-2018



COUNTY: 186.25  
ILLINOIS: 372.50  
TOTAL: 558.75

14-33-414-044-1075 | 20180501682500 | 0-030-489-888

RH



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL A:

##### PARCEL 1:

UNIT 608, IN THE KENNELLY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

##### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-414-044-1075

Commonly known as: Unit 608, 1749 North Wells Street Chicago, Illinois 60614

#### PARCEL B:

##### PARCEL 1:

UNIT 818, IN THE KENNELLY SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO CERTAIN LOTS IN EDSON'S SUBDIVISION OF LOT 11 IN NORTH ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25156051, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

##### PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS DESCRIBED IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS RECORDED AS DOCUMENT 25156050, IN COOK COUNTY, ILLINOIS.

PIN: 14-33-414-044-1125

Commonly known as: Unit 818, 1749 North Wells Street, Chicago, Illinois 60614



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11. The following matters identified by Emmet Kennedy and company, Survey No. 7402-012 "L/L" and No. 7309-023 dated November 1, 1973:

(a) Encroachment of the 3 story brick building number 1760 located on the land north and adjoining the Property over onto the Property by 0.18 of a foot at its westerly point to 0.16 of a foot at its easterly point;

(b) Encroachment of blower duct located mainly on the Property over onto the land east and adjoining by 0.80 of a foot from the second floor to the roof of the 8 story building on the Property;

(c) Encroachment of a 2 and 8 story brick building number 1750 located mainly on the Property over onto the land north and adjoining by 0.08 of a foot at its westerly point of encroachment to 0.21 of a foot at its easterly point; and

(d) Encroachment of a brick church located on the land east and adjoining the Property over onto the Property by 0.08 of a foot at its northerly point of encroachment to 0.07 of a foot at its southerly point.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## WAIVER OF HOMESTEAD

*(to be appended to Special Warranty Deed)*

Attached to the Special Warranty Deed between Chicago Title Land Trust Company as Successor Trustee to Harris Trust and Savings Bank, as Trustee under Trust Agreement dated October 1, 1979 and known as Trust Number 39649 ("Grantor") and STRATEGIC WELLS, LLC, a Delaware limited liability company ("Grantee") and made a part hereof

I, Gloria Schreiner, am married to Terry A. Schreiner, and hereby execute this Waiver of Homestead for the purpose of releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned has executed this Waiver of Homestead as of this 10th day of April, 2018

Gloria Schreiner  
Print Name: GLORIA SCHREINER

State of FL )

County of Sumner )<sup>SS</sup>

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Gloria Schreiner, in the capacity noted above, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed, sealed and delivered the said instrument as his/her free and voluntary act, in the capacity noted above, for the uses and purpose therein set forth.

Given under my hand and official seal, on April 10, 2018



**JANET DIORIO**  
MY COMMISSION # FF 907881  
EXPIRES: September 7, 2019  
Bonded Thru Budget Notary Services

Janet Diorio  
Notary Public