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CCH 11800004 LD & KD

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 3RD day of JULY, 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 26TH day of JANUARY, 1998, and known as Trust Number 10-1914, party of the first part, and STONE MOUNTAIN II LLC, A DELAWARE LIMITED LIABILITY COMPANY

whose address is:

215 Park Avenue South, 11th Floor
New York, NY 10003

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 LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A"



Permanent Tax Number: 14-32-221-046-0000
Property Address: 1154 & 1156 West Armitage Avenue, Chicago, IL 60614

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.


CCRD REVENUE
[Signature]

REAL ESTATE TRANSFER TAX		16-Jul-2018
	COUNTY:	550.00
	ILLINOIS:	1,100.00
	TOTAL:	1,650.00

14-32-221-046-0000 | 20180701625106 | 0-987-028-256

REAL ESTATE TRANSFER TAX		16-Jul-2018
	CHICAGO:	8,250.00
	CTA:	3,300.00
	TOTAL:	11,550.00

14-32-221-046-0000 | 20180701625106 | 1-523-899-168
* Total does not include any applicable penalty or interest due.



1619745046D

Doc# 1819745046 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/16/2018 02:23 PM PG: 1 OF 3

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be here to 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: Nancy A Carlin
Trust Officer

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 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 3rd day of **JULY, 2018**



Grace Marin
NOTARY PUBLIC

PROPERTY ADDRESS:
1154 & 1156 West Armitage Avenue
Chicago, IL 60614

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

AFTER RECORDING, PLEASE MAIL TO:

NAME DCA Piper
Nick Beard

ADDRESS 444 W Lake St OR BOX NO. _____

CITY, STATE Chgo Ill 60606-0089

SEND TAX BILLS TO: _____

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EXHIBIT "A" Legal Description

Parcel 1:

That part of Lots 23, 24, 25, 26, and the East 4 feet of Lot 27 in sub-Block 7 in James Morgan Subdivision of the West 1/2 of the Southwest 1/4 of Block 10 in Sheffield Addition to Chicago (except from said premises that part thereof taken for Alley), all taken as a tract, in Section 32, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

First: that part of said tract lying above an elevation of +14.35 feet and below an elevation of +26.58 feet, City of Chicago Datum, described as commencing at the Southeast corner of said tract, thence West along the South line of said tract, having an assumed bearing of North 90 degrees West, 1.0 feet; thence North 00 degrees, 14 minutes, 58 seconds West, 1.0 feet to the point of beginning; thence North 00 degrees, 14 minutes, 58 seconds West 41.14 feet; thence North 89 degrees, 48 minutes, 21 seconds West, 4.90 feet; thence South 00 degrees, 11 minutes, 39 seconds West, 0.30 feet; thence North 89 degrees, 48 minutes, 21 seconds West, 10.45 feet; thence South 00 degrees, 15 minutes, 18 seconds east, 0.22 feet; thence North 89 degrees, 48 minutes, 21 seconds West, 61.52 feet; thence South 00 degrees, 16 minutes, 00 seconds East, 40.88 feet; thence South 89 degrees, 59 minutes, 19 seconds East, 80.86 feet to the point of beginning;

Second: that part of said tract lying above an elevation of +4.12 feet and below an elevation of +13.36 feet, City of Chicago Datum, described as commencing at the Southeast corner of said tract, thence West along the South line of said tract, having an assumed bearing of North 90 degrees West, 16.51 feet; thence North 00 degrees, 41 minutes, 10 seconds West, 103.64 feet to the point of beginning; thence South 89 degrees, 56 minutes, 37 seconds West, 25.88 feet; thence North 00 degrees, 41 minutes, 10 seconds West, 10.20 feet; thence North 89 degrees, 56 minutes, 37 seconds East, 25.88 feet; thence South 00 degrees, 41 minutes, 37 seconds East, 10.20 feet to the point of beginning, the above descriptions are intended to follow the interior main face of the walls.

Parcel 2: Easements for the Benefit of Parcel 1 as set forth and defined in the declaration of easements recorded as Document No. 97221300 for Ingress and Egress, all in Cook County, Illinois.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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