

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made this 26<sup>th</sup> day of October, 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 15<sup>th</sup> day of June, 2000 and known as Trust Number 7184, party of the first part, and

Doc#: 1830655102 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/02/2018 11:21 AM Pg: 1 of 5

Dec ID 20181001623512  
ST/CO Stamp 0-178-517-152 ST Tax \$3,125.00 CO Tax \$1,562.50  
City Stamp 1-923-347-616

**NP Avenue O, LLC, a Missouri limited liability company**, party of the second part,

**Reserved for Recorder's Office**

whose address is:  
c/o Northpoint  
4825 NW 41<sup>st</sup> St., Suite 500  
Riverside, MO 64150

**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**

Property Address: Vacant Land on Avenue O between 116<sup>th</sup> Street and Burley Avenue, Chicago, Illinois *60612*

Permanent Tax Number(s): 26-19-202-023-0000; 26-19-202-024-0000; 26-19-203-022-0000; 26-19-206-024-0000; 26-19-206-043-0000; 26-19-206-044-0000; 26-19-206-045-0000; 26-19-206-046-0000; 26-19-206-047-0000; 26-19-206-048-0000; 26-19-206-049-0000; 26-19-207-001-0000

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 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.**

### REAL ESTATE TRANSFER TAX

02-Nov-2018



COUNTY: 1,562.50  
ILLINOIS: 3,125.00  
TOTAL: 4,687.50

26-19-202-023-0000

| 20181001623512 | 0-178-517-152

### REAL ESTATE TRANSFER TAX

02-Nov-2018



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00 \*

26-19-202-023-0000 | 20181001623512 | 1-923-347-616

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

*@17000136ND WF*

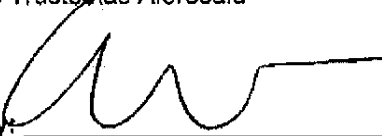
*CTC*

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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 Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee, as Aforesaid

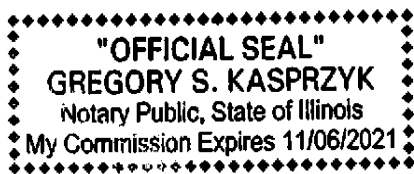
By:   
Emily A. Ralph – Assistant Vice President

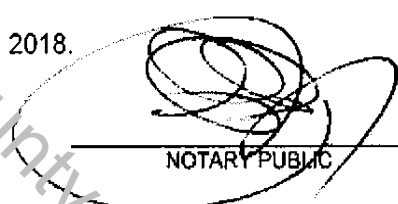
State of Illinois  
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant 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 Assistant 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 Assistant 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 26<sup>th</sup> day of October, 2018.



  
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:

NAME: NorthPoint Development  
ADDRESS: 4825 NW 41<sup>st</sup> St, Suite 500  
CITY STATE ZIP: Riverside MD 64150  
ATTN: Evan F. Fitts  
Associate General Counsel

SEND SUBSEQUENT TAX BILLS TO:

NAME: NorthPoint Development  
ADDRESS: 4825 NW 41<sup>st</sup> St, Suite 500  
CITY STATE ZIP: Riverside MD 64150  
ATTN: EVAN F. FITTS  
Associate General Counsel

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## PARCEL 3:

ALL OF LOTS 1 THROUGH 12 INCLUSIVE IN BLOCK 1, ALL OF LOTS 1 THROUGH 24 INCLUSIVE IN BLOCK 2, ALL OF LOTS 3, 5, 6, 7, 8, 29, 30, 31, 32, 33, 42, 43, 44, 45, 46, AND THE SOUTH HALF OF LOT 47 IN BLOCK 11, ALL IN INDIAN RIDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1869, AS DOCUMENT NUMBER 26596 IN THE OFFICE OF THE RECORDER, COOK COUNTY, ILLINOIS.

## TOGETHER WITH:

THAT PART OF BLOCK 11 IN INDIAN RIDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1869, AS DOCUMENT NUMBER 26596 IN THE OFFICE OF THE COOK COUNTY RECORDER, AND THAT PART OF THE VACATED NORTH/SOUTH 14 FOOT WIDE ALLEY LYING TO THE WEST OF LOTS 10 THROUGH 14 AND LYING EAST OF LOTS 35 THROUGH 38, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF LOT 38; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTHERN LINE OF LOT 38 AND ITS EASTERLY EXTENSION 130.01 FEET TO A POINT LYING 4 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE SOUTHWESTERN CORNER OF LOT 10; THENCE NORTH 44 DEGREES 21 MINUTES 52 SECONDS EAST 5.62 FEET TO A POINT ON THE WESTERN LINE OF LOT 10, SAID POINT ALSO LYING 4 FEET NORTHERLY OF (MEASURED ALONG THE WESTERN LINE THEREOF) THE SOUTHWESTERN CORNER OF LOT 10; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE WESTERN LINE OF LOT 10 AND THE WESTERN LINE OF LOT 9, A DISTANCE OF 23.00 FEET TO A SOUTHWESTERN CORNER OF AN ALLEY DEDICATED PER DOCUMENT 11279600 IN THE OFFICE OF THE COOK COUNTY RECORDER, SAID POINT LYING 2 FEET NORTHERLY OF (MEASURED ALONG THE WESTERN LINE THEREOF) THE SOUTHWESTERN CORNER OF LOT 9; THENCE NORTH 44 DEGREES 21 MINUTES 52 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID ALLEY 9.83 FEET TO A POINT ON THE NORTHERN LINE OF THE SOUTHERN 9 FEET OF LOT 9, SAID POINT ALSO LYING 7 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE WESTERN LINE OF LOT 9; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID ALLEY AND ALONG THE NORTHERN LINE OF THE SOUTHERN 9 FEET OF LOT 9, A DISTANCE OF 112.01 FEET TO THE WESTERN RIGHT OF WAY LINE OF BUFFALO AVENUE AS DEDICATED PER SAID INDIAN RIDGE SUBDIVISION PLAT, SAID POINT LYING 9 FEET NORTHERLY OF (MEASURED ALONG THE EASTERN LINE THEREOF) THE SOUTHEASTERN CORNER OF LOT 9; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE WESTERN RIGHT OF WAY LINE OF SAID BUFFALO AVENUE 251.00 FEET TO ITS INTERSECTION WITH THE SOUTHERN LINE OF THE NORTHERN 17 FEET OF LOT 19; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE SOUTHERN LINE OF THE NORTHERN 17 FEET OF LOT 19 A DISTANCE OF 120.01 FEET TO THE EASTERN LINE OF THE NORTH/SOUTH 14 FOOT WIDE ALLEY IN BLOCK 11; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST ALONG SAID EASTERN ALLEY LINE 117.00 FEET TO THE SOUTHWESTERN CORNER OF LOT 14; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST 14.00 FEET TO THE NORTHEASTERN CORNER OF LOT 34, SAID POINT BEING THE NORTHEASTERN CORNER OF AN ALLEY DEDICATED PER SAID DOCUMENT 11279600; THENCE SOUTH 37 DEGREES 08 MINUTES 26 SECONDS WEST ALONG THE NORTHERN LINE OF SAID ALLEY 11.32 FEET TO A POINT ON A LINE LYING 9 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTHERN LINE OF LOT 34, SAID POINT ALSO LYING 7 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE WESTERN LINE OF THE NORTH/SOUTH 14 FOOT WIDE ALLEY IN BLOCK 11; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG THE NORTHERN LINE OF SAID ALLEY AND ALONG A LINE PARALLEL WITH AND 9

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FEET SOUTHERLY OF THE NORTHERN LINE OF LOT 34, A DISTANCE OF 113.01 FEET TO THE EASTERN RIGHT OF WAY LINE OF BURLEY AVENUE AS DEDICATED PER SAID INDIAN RIDGE SUBDIVISION PLAT; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE EASTERN RIGHT OF WAY LINE OF SAID BURLEY AVENUE 109.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

LOTS 1 THROUGH 5 INCLUSIVE IN THE RE-SUBDIVISION OF LOTS 20 TO 24 AND THE SOUTH 8 FEET OF LOT 19 IN BLOCK 11, ACCORDING TO THE PLAT THEREOF RECORDED MAY 23, 1918, AS DOCUMENT 6328680 IN THE OFFICE OF THE RECORDER, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH:

ALL OF LOTS 1 THROUGH 24 INCLUSIVE IN BLOCK 12 IN INDIAN RIDGE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 23, 1869, AS DOCUMENT NUMBER 26596 IN THE OFFICE OF THE COOK COUNTY RECORDER, AND THAT PART OF THE VACATED NORTH/SOUTH 7 FOOT ALLEY AS VACATED PER DOCUMENT 10343410 IN THE OFFICE OF THE COOK COUNTY RECORDER LYING EASTERLY OF LOTS 7 THROUGH 24 INCLUSIVE IN BLOCK 12 OF SAID INDIAN RIDGE SUBDIVISION, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERN CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTHERN LINE OF SAID LOT 1, A DISTANCE OF 120.01 FEET TO ITS NORTHEASTERN CORNER, SAID POINT ALSO BEING ON THE WESTERN LINE OF THE 7 FOOT WIDE ALLEY DEDICATED ON SAID INDIAN RIDGE SUBDIVISION PLAT; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE WESTERN LINE OF SAID 7 FOOT ALLEY A DISTANCE OF 164.95 FEET TO A POINT ON THE WESTERN EXTENSION OF THE SOUTHERN LINE OF MEA'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 10, 1906, AS DOCUMENT NUMBER 3965096 IN THE OFFICE OF THE COOK COUNTY RECORDER; THENCE NORTH 89 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE WESTERN EXTENSION OF THE SOUTHERN LINE OF SAID MEA'S SUBDIVISION 7.00 FEET TO A POINT ON THE EASTERN LINE OF SAID 7 FOOT WIDE ALLEY; THENCE SOUTH 01 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE EASTERN LINE OF SAID 7 FOOT WIDE ALLEY 429.05 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF 118TH STREET AS DEDICATED PER SAID INDIAN RIDGE SUBDIVISION PLAT; THENCE SOUTH 89 DEGREES 47 MINUTES 07 SECONDS WEST ALONG SAID NORTHERN RIGHT OF WAY OF 118TH STREET 127.01 FEET TO ITS INTERSECTION WITH THE EASTERN RIGHT OF WAY LINE OF BUFFALO AVENUE AS DEDICATED ON SAID INDIAN RIDGE SUBDIVISION PLAT; THENCE NORTH 01 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE EASTERN RIGHT OF WAY LINE OF SAID BUFFALO AVENUE 594.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINS: 26-19-202-023-0000, 26-19-202-024-0000, 26-19-203-022-0000, 26-19-206-024-0000, 26-19-206-043-000, 26-19-206-044-0000, 26-19-206-045-0000, 26-19-206-046-0000, 26-19-206-047-0000, 26-19-206-048-0000, 26-19-206-049-0000 AND 26-19-207-001-0000

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## PLAT ACT AFFIDAVIT

STATE OF Illinois  
COUNTY OF DuPage

Escrow No.: 17000136NOWF

WADE LIGHT, as , being duly sworn on oath, states that he resides at 104 S. WYNSTONE PARK DRIVE NORTH BARRINGTON IL 60010. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

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

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. 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.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that \_\_\_\_\_ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

BY: \_\_\_\_\_

STATE OF ILLINOIS

COUNTY OF DUPAGE

Subscribed and sworn to before me this 31ST of OCTOBER, 2018

Julie A. Ebbert  
Notary Public

