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TRUSTEE'S DEED

1903897141
1903897141

Reserved for Recorder's Office



Doc# 1926834141 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/25/2019 11:45 AM PG: 1 OF 3

This indenture made this 9th day of **SEPTEMBER, 2019**, 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 **AUGUST, 1988**, and known as Trust Number **259436**, party of the first part, and **1675 Holdings LLC**, an Illinois limited liability company

whose address is:

1719 S. Clinton Street – Suite 201
Chicago, IL 60616

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 AND PERMITTED EXCEPTIONS SEE ATTACHED "EXHIBIT "A"

Permanent Tax Number: **14-32-316-040-0000; 14-32-316-002-0000; 14-32-316-003-0000; 14-32-316-004-0000**
Property Address: **1669-1675 N. Elston Avenue, Chicago, IL 60642**

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.

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REAL ESTATE TRANSFER TAX	23-Sep-2019
CHICAGO:	24,225.00
CTA:	9,690.00
TOTAL:	33,915.00 *

14-32-316-002-0000 | 20190901697565 | 1-897-858-656

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

REAL ESTATE TRANSFER TAX	23-Sep-2019
COUNTY:	1,615.00
ILLINOIS:	3,230.00
TOTAL:	4,845.00

14-32-316-002-0000 | 20190901697565 | 0-153-028-192

CTTA

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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: 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 9th day of **SEPTEMBER, 2019**



Grace Marin
NOTARY PUBLIC

PROPERTY ADDRESS:
1669-1675 N. ELSTON AVENUE
CHICAGO, IL 60642

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 Nick KAROUNOS
ADDRESS 1719 S. CLINTON ST SUITE 201
CHICAGO, IL 60616
SEND TAX BILLS TO: 1675 HOLDINGS LLC
c/o N. KAROUNOS

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LEGAL DESCRIPTION

Order No.: 19008971LFE

For APN/Parcel ID(s): 14-32-316-002-0000, 14-32-316-003-0000, 14-32-316-004-0000 and
14-32-316-040-0000

PARCEL 1:

THE NORTHERLY 1/2 OF LOT 14 IN BLOCK 3 IN THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTHERLY 1/2 OF LOT 14 IN BLOCK 3 OF THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE NORTHERLY 1/2 OF LOT 15 IN BLOCK 3 THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 46 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 4:

LOT 13 IN THE SUBDIVISION OF BLOCK 3 THE CHICAGO LAND COMPANY'S SUBDIVISION OF BLOCKS 17, 18, 21 (EXCEPT LOTS 1, 6 AND 12 IN SAID BLOCK 21), 23, 28, 29, 30, 31, 32 (EXCEPT LOTS 1, 2, 3, 6 AND 7) 33, 38, 39, 40 AND 41 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permitted Exceptions

1. General real estate taxes for the year 2019 and subsequent years not yet due and payable.
2. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as recording no. 0535635138, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Title and survey exceptions caused by or at the direction of Grantee, any affiliate of Grantee or any affiliate of any of Grantee's members including, by example and not limitation, C.S. Productions, Inc.