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TRUSTEE'S DEED **UNOFFICIAL COPY**

17 AC 17/65 210 LFE/Am
 This indenture made this 3rd day of December, 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 7th day of April, 2004 and known as Trust Number 132632 party of the first part, and



Doc# 1933906293 Fee \$88.00
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 EDWARD M. MOODY
 COOK COUNTY RECORDER OF DEEDS
 DATE: 12/05/2019 03:50 PM PG: 1 OF 6

RANDOLPH HALSTED LLC A
 party of the second part,
Delaware Limited Liability Company.

Reserved for Recorder's Office

whose address is :
 350 W. Hubbard Street, Ste. 300
 Chicago, IL 60654

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 INCORPORATED HEREIN

Property Address: 737-741 W. Randolph Street, Chicago, IL 60661 aka 125 N. Halsted Street, Chicago, IL 60661

Permanent Tax Number: 17-09-327-001-0000; 17-09-327-002-0000; 17-09-327-003-0000

Note: This deed conveys only those portions of the above-noted PINs which consist of air rights as legally described in the attached Legal Description.

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.

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH SECTION OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO. 200.1286
 12/1/19 [Signature]
 Date Buyer, Seller or Representative

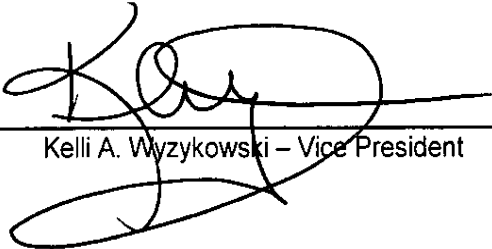
S ✓
 P ✓
 S ✓
 M ✓
 SC ✓
 E ✓
 INT ✓

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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. Wyzykowski – 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 December, 2019.


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:



RANDOLPH HALSTED LLC
C/O RELATED MIDWEST LLC
350 W. HUBBARD ST., STE. 350
CHICAGO, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

RANDOLPH HALSTED LLC
C/O RELATED MIDWEST LLC
350 W. HUBBARD ST., STE. 350
CHICAGO, IL 60654

REAL ESTATE TRANSFER TAX		04-Dec-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-09-327-001-0000 20191101649962 0-722-844-000		

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

REAL ESTATE TRANSFER TAX		04-Dec-2019
	COUNTY:	3,500.00
	ILLINOIS:	7,000.00
	TOTAL:	10,500.00
17-09-327-001-0000 20191101649962 1-983-674-720		

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LEGAL DESCRIPTION

PARCEL A:

THAT PART OF LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 32.00 FEET OF THE EAST 37.00 FEET OF SAID LOTS) IN ASSESSOR'S DIVISION OF LOTS 19, 20 AND 21 OF BLOCK 68 OF THE CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +80.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN COOK COUNTY, ILLINOIS.

PARCEL B:

THE SOUTH 32.00 FEET OF THE EAST 37.00 FEET OF THAT PART OF LOTS 1, 2 AND 3 IN ASSESSOR'S DIVISION OF LOTS 19, 20 AND 21 OF BLOCK 68 OF THE CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +42.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN COOK COUNTY, ILLINOIS.

PARCEL C:

THAT PART OF LOTS 4 AND 5 (EXCEPT THE EAST 8.10 FEET OF SAID LOTS) IN ASSESSOR'S DIVISION OF LOTS 19, 20 AND 21 OF BLOCK 68 OF THE CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +67.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN COOK COUNTY, ILLINOIS.

PARCEL D:

THE EAST 8.10 FEET OF THAT PART OF LOTS 4 AND 5 IN ASSESSOR'S DIVISION OF LOTS 19, 20 AND 21 OF BLOCK 68 OF THE CANAL TRUSTEE'S SUBDIVISION OF LOTS AND BLOCKS IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF +37.00 FEET CHICAGO CITY DATUM AND LYING WITHIN ITS HORIZONTAL BOUNDARY PROJECTED VERTICALLY, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF DuPage)

Kimberly Sommers, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 595 Ravinia Road, Highland Park, IL 60035

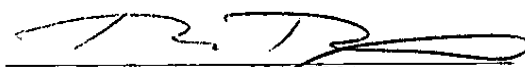
Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. *One* of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

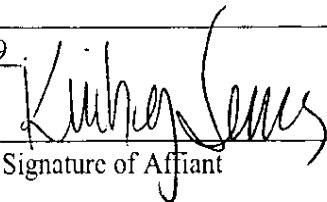
C. The division does not meet any of the above criteria and must have county approval (page 2).
Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

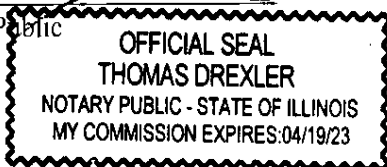
SUBSCRIBED AND SWORN TO before me _____
this 26th day of November, 2019.



Signature of Notary Public



Signature of Affiant



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For exemptions requiring approval:

- Plat officer approval is required and attached.
- Plat officer approval is not required because parcel is located wholly within municipal limits of _____, which does not require plat office review.
- Agricultural exemption certificate attached.



 Signature of Affiant

For municipal approval:

If the property is located within a municipality (or 1.5 miles of it), local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed and approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five-day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date submitted to municipality(s) _____ Municipality jurisdiction
 County jurisdiction

Municipality (s) with jurisdiction: _____

_____	_____	_____
Planning official's signature	Printed name	Date

_____	_____	_____
Planning official's signature	Printed name	Date

Property of Cook County Clerk's Office

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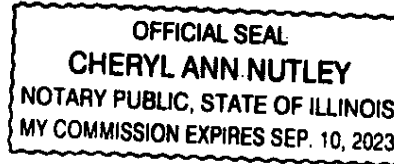
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/4, 2019 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 4th day of Dec
2019
[Signature]
Notary Public

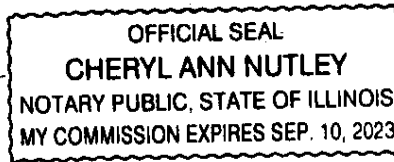


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 12/4/19, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 4th day of Dec
2019
[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]