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Doc#: 2000315102 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/03/2020 01:16 PM Pg: 1 of 4

Dec ID 20191201678932
ST/CO Stamp 1-834-552-672 ST Tax \$4,425.00 CO Tax \$2,212.50
City Stamp 0-588-778-848 City Tax: \$46,462.50

RECORDING COVER PAGE

Fidelity National Title

Trustee's Deed

SC19027582

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5219027582

DEVON BANK

6445 North Western Ave – Chicago, Illinois 60645
(773) 465-2500

TRUSTEE'S DEED

THIS INDENTURE, made this ^{13th} day of December, 2019, between DEVON BANK, an Illinois Banking Corporation, Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a Trust Agreement dated the 3rd day of February, 1995, and known as Trust No. 6182 party of the first part, and NIKI PALMS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY AS TO A 98% TENANT-IN-COMMON INTEREST, AND NG19, LP, A CALIFORNIA LIMITED PARTNERSHIP AS TO 2% TENANT-IN-COMMON INTEREST, party of the second part.

Address of Grantee(s): 11720 El Camino Real, Suite 250, San Diego, CA 92130

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said parties of the second part, the following described real estate, situated in COOK COUNTY, ILLINOIS, to wit:

SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"

Commonly known as: 3301 N. Milwaukee Ave., Chicago, IL
3301-3311 N. Pulaski Rd., Chicago, IL

P.I.N. 13-23-317-017-0000

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to proper use, benefit and behoof forever of said party of the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

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 James A. Benz, Senior Vice President, and attested by its Ann Urbach, Land Trust Administrator, the day and year first above written.

DEVON BANK
As Trustee, as aforesaid,

By: _____
Senior Vice President


Attest: _____
Land Trust Administrator

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the aforesaid, DO HEREBY CERTIFY THAT James A. Benz, Senior Vice President, and Ann Urbach, Land Trust Administrator, of DEVON BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instruments as such Senior Vice President and Land Trust Administrator respectively appeared before me this day in person, and acknowledged that they act, signed and delivered the said instrument as their own free and voluntary act as the free and voluntary act of said Bank, for uses and purposes therein set forth; and the said Senior Vice President did also then and there acknowledge that said Land Trust Administrator as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Land Trust Administrator's own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.


Given under my hand and Notarial seal this 13th day of December, 2019.



Notary Public

REAL ESTATE TRANSFER TAX		30-Dec-2019	
	COUNTY:	2,212.50	
	ILLINOIS:	4,425.00	
	TOTAL:	6,637.50	
13-23-317-017-0000 20191201678932 1-834-552-672			



REAL ESTATE TRANSFER TAX		30-Dec-2019	
	CHICAGO:	33,187.50	
	CTA:	13,275.00	
	TOTAL:	46,462.50 *	
13-23-317-017-0000 20191201678932 0-588-778-848			

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

Tax Bills: Niki Palms, LLC
11720 EL Camino Real Ste 250
San Diego, CA 92130

TD

Mail To:

DEVON BANK
TRUST DEPARTMENT
6445 N WESTERN AVE
CHICAGO IL 60645

Address of Property:

3301 N. Milwaukee Ave.
3301-3311 N. Pulaski Rd.
Chicago, IL

This instrument was prepared by
DEVON BANK
6445 N WESTERN AVE
CHICAGO IL 60645

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EXHIBIT "A"
Legal Description

Lots 25, 26, 27, 28, 29, 30, 31 and 32 in Block 6 in Grandview, a Resubdivision of Blocks 1, 2 and 3 of K.K. Jones Subdivision of the South 40 acres of the North 120 acres of the Southwest 1/4 of Section 23, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office