

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 24th day of March, 2020 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 February, 1997 and known as Trust Number 122569-0-5 party of the first part, and

MLRP 400 ASHLAND LLC, A DELAWARE LIMITED LIABILITY COMPANY

party of the second part,

whose address is : One Pierce Place, Ste. 450 Itasca, IL 60143

Barcode area containing document number *20143080110* and recording details: Doc# 2014308011 Fee \$72.00, RHSP FEE: \$9.00 RPRF FEE: \$1.00, EDWARD H. MOODY, COOK COUNTY RECORDER OF DEEDS, DATE: 05/22/2020 10:48 AM PG: 1 OF 9

Reserved for Recorder's Office

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: 400 N. Ashland Avenue, Chicago, IL 60622

Permanent Tax Number: 17-07-240-009-0000; 17-07-240-012-0000; 17-07-240-018-0000; 17-07-240-019-0000; 17-07-240-032-0000; 17-07-240-034-0000; 17-07-241-004-0000; 17-07-241-005-0000; 17-07-241-006-0000; 17-07-241-007-0000; 17-07-241-019-0000; 17-07-241-020-0000; 17-07-241-021-0000

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.

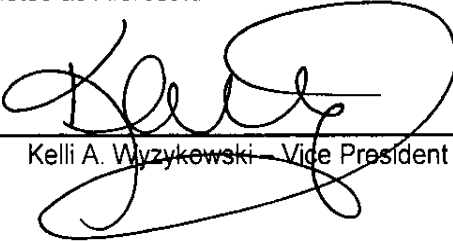
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or 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.

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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. Wyzkewski - 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 24th day of March, 2020.


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: First American Title
ADDRESS: 30 N. LaSalle St., Ste 2700
CITY STATE ZIP: Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

NAME: MLRP 400 Ashland C/O
ML Realty Partners
ADDRESS: 1 Pierce Place, Ste. 450
CITY STATE ZIP: Itasca, IL 60143

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Exhibit A

400 N. Ashland Avenue, Chicago, Illinois

Legal Description

PARCEL 1:

TRACT 1: LOTS 9 AND 10 IN BLOCK 5 IN J. W. COCHRAN'S SUBDIVISION OF OUT-LOT OR BLOCK 32 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2: LOT 11, LOT 12 (EXCEPT THE SOUTH 1 1/4 INCHES), LOTS 14, 15, 16, 17, AND NORTH 11 FEET OF LOT 18 (EXCEPT THAT PART OF LOTS 14 TO 18 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL TO EAST LINE OF SECTION 7) IN SUB-BLOCK 5 IN STEELE AND COCHRAN'S SUBDIVISION OF BLOCK 32 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7 TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

TRACT 1: THE SOUTH 1 1/4 INCHES OF LOT 12 AND ALL OF LOTS 13, 18 (EXCEPT THE NORTH 11 FEET OF LOT 18) 19, 20, 21, 22, 23, 24, 25, AND 26 IN SUB-BLOCK 5 IN J. W. COCHRAN'S SUBDIVISION OF BLOCK 32 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF LOTS 18 AND 19 LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 7) ALL IN COOK COUNTY, ILLINOIS.

TRACT 2: LOT 1 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH EAST LINE OF SAID SECTION 7) AND ALL OF LOTS 2, 3, AND 4 IN SUBDIVISION OF BLOCK 5 IN BLOCK 32 IN CANAL TRUSTEES' SUBDIVISION IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 3:

LOT 5 IN BLOCK 5 IN COCHRAN'S SUBDIVISION OF BLOCK 32 IN CANAL TRUSTEES SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 1, EAST 1 FOOT OF LOT 1-1/2, LOT 3, 4, AND THE EAST 12-1/2 FEET OF LOT

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5, LOTS 9, 10, 11 (EXCEPT THE WEST 15 FEET OF THE SOUTH 45 FEET OF LOTS 10 AND 11), LOT 12, LOTS 14 THROUGH 18, 18-1/2 AND LOTS 19 THROUGH 22 IN BLOCK 4 OF COCHRAN'S SUBDIVISION OF BLOCK 32 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARCEL 4:

ALL THAT PART OF NORTH MARSHFIELD AVENUE CONVEYED AS SUBLOTS BY DEED, FROM HELEN SHEPARD GAGE TO THE CITY OF CHICAGO, SAID DEED RECORDED JANUARY 20, 1898 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 2640194, SAID LAND, NOW KNOWN AS NORTH MARSHFIELD AVENUE AND BEING DESCRIBED IN SAID DEED AS "SUBLOTS 8 1/2 AND 8 3/4 IN LOT 5 IN BLOCK 32 IN THE CANAL TRUSTEES' SUBDIVISION SECTION 7-39-14", SAID SUBLOTS 8 1/2 AND 8 3/4, ALSO DESCRIBED AND LOTS 8 1/2 AND 8 3/4 IN BLOCK 5 IN J. W. COCHRAN'S SUBDIVISION OF LOT 32 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH LIES SOUTH OF THE NORTH LINE OF LOTS 8 1/2 AND 8 3/4 IN BLOCK 5 SAID NORTH LINE ALSO BEING THE LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN BLOCK 4 TO THE NORTHWEST CORNER LOT 8 IN BLOCK 5 LYING NORTH OF THE SOUTH LINE OF LOTS 8 1/2 AND 8 3/4, SAID SOUTH LINE ALSO BEING THE LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 4 TO THE SOUTHWEST CORNER OF LOT 8 IN BLOCK 5 ALL IN J. W. COCHRAN'S SUBDIVISION OF LOT 32 AFORESAID, IN COOK COUNTY, ILLINOIS.

ALSO

ALL THAT PART OF NORTH MARSHFIELD AVENUE LYING EAST OF THE EAST LINE OF LOTS 14 TO 18, BOTH INCLUSIVE, IN BLOCK 4, LYING EAST OF THE EAST LINE OF LOT IN BLOCK 4, LYING WEST OF THE WEST LINE OF LOTS 9 TO 13, BOTH INCLUSIVE, IN BLOCK 5, LYING WEST OF THE WEST LINE OF LOT 26 IN BLOCK 5, LYING SOUTH OF THE LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 14 IN BLOCK 4 TO THE NORTHWEST CORNER OF LOT 9 IN BLOCK 5 SAID LINE ALSO BEING THE SOUTH LINE OF LOTS 8 1/2 AND 8 3/4 IN BLOCK 5 AND LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 18 1/2 IN BLOCK 4 TO THE SOUTHWEST CORNER OF LOT 26 IN BLOCK 5 ALL IN J. W. COCHRAN'S SUBDIVISION OF LOT 32, AFORESAID, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		25-Mar-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-07-241-019-0000 20200301644467 1-049-448-672		

REAL ESTATE TRANSFER TAX		25-Mar-2020
	COUNTY:	4,987.50
	ILLINOIS:	9,975.00
	TOTAL:	14,962.50
17-07-241-019-0000 20200301644467 0-026-038-496		

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

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PLAT ACT AFFIDAVIT

State of Illinois)
) SS
 County of Cook)

Warren Weisberg and Marvin Klein, being duly sworn on oath, states that they are the sole general partners of 400 N. Ashland Building Partnership which is the sole beneficiary of Chicago Title Land Trust Company Trust No. 12256905 dated February 1, 1997 and that their mailing address is c/o 400 N. Ashland Avenue, Chicago, Illinois 60622. 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 grantor owns no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one 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 acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one 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 not involve any new streets or easements 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 the public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels 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 easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

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

Warren Weisberg
Warren Weisberg

~~_____~~
Marvin Klein



SUBSCRIBED and SWORN to before me

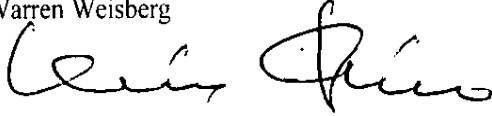
this 20 day of March, 2020.

Suzanne Derosa

UNOFFICIAL COPY

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

Warren Weisberg

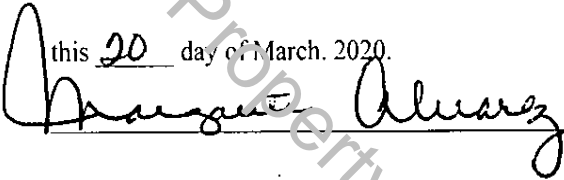


Marvin Klein



SUBSCRIBED and SWORN to before me

this 20 day of March, 2020.



Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: April 15, 2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

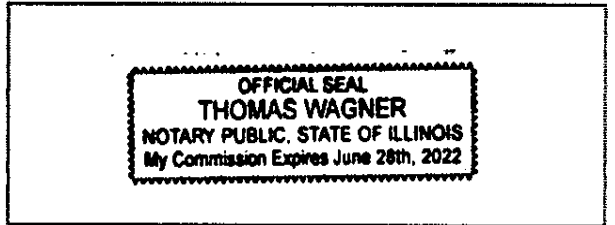
Subscribed and sworn to before me, Name of Notary Public: Thomas Wagner

By the said (Name of Grantor): Michael Vines

On this date of: 04 | 15 | 2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: _____, 20____

SIGNATURE: _____
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

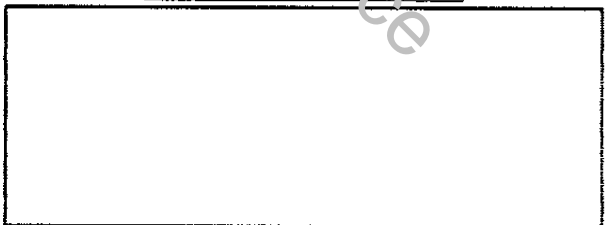
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: _____, 20____

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 04 | 15 | 2020

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: _____ | _____ | 2020

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 04 | 15 | 2020

SIGNATURE: *Neil H. Berger*

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): NEIL H. BERGER, AGENT

On this date of: 04 | 15 | 2020 for GRANTEE

NOTARY SIGNATURE: *Christine L. McGahan*

Christine L. McGahan

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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.

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