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TRUSTEE'S DEED

Doc#: 2022062111 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/07/2020 03:19 PM Pg: 1 of 5

Dec ID 20200601601470
ST/CO Stamp 1-709-714-144 ST Tax \$192.50 CO Tax \$96.25

This indenture made this 12th day of May, 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 April, 1981 and known as Trust Number **2774** party of the first part, and

2730 HAMPTON LLC, an Illinois Limited Liability Company

Reserved for Recorder's Office

party of the second part,

FIRST AMERICAN TITLE
FILE # 3007679

whose address is :
130 E. Randolph Street, Suite 3900, Chicago, IL 60601

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: 2760 Hampton Parkway, Unit W-2, Evanston, IL 60201

Permanent Tax Number: 05-35-311-019-1061

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.

034104

CITY OF EVANSTON

Real Estate Transfer Tax

PAID JUN 26 2020 AMOUNT \$ 965.00

Agent LB

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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



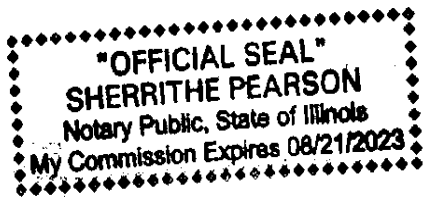
By: *Carolyn Pampunella*
Carolyn Pampunella - Vice President

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 12th day of May, 2020.



Sherrithe Pearson
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:

SEND SUBSEQUENT TAX BILLS TO:

NAME: _____

NAME: _____

ADDRESS: _____

ADDRESS: _____

CITY STATE ZIP: _____

CITY STATE ZIP: _____

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NO. 2760-W2 IN THE HAMPTON PARK CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 IN MICHAEL DANIEL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF LOTS 18 AND 19 IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PORTION OF QUILMETTE RESERVE IN TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM, THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 1, 206.92 FEET; TO A POINT 32.50 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 45 MINUTES 25 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, 15 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 9.95 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES 50 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 42 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID LOT 1, 197.00 FEET TO THE NORTH LINE OF SAID LOT 1, BEING ALSO THE SOUTH LINE OF LOTS 2 AND 3 IN SAID MICHAEL DANIEL'S SUBDIVISION; THENCE NORTH 89 DEGREES 55 MINUTES 50 SECONDS EAST ALONG SAID LAST DESCRIBED NORTH LINE, 57.00 FEET TO THE POINT OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 20, 2001 AS DOCUMENT 0010766359, AS CORRECTED BY THE CERTIFICATE RECORDED DECEMBER 27, 2001 AS DOCUMENT 0011231672, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P-51, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0010766359.

NOTE: FOR INFORMATIONAL PURPOSES ONLY, THE LAND IS KNOWN AS:

2760 HAMPTON PARKWAY, 2760-W2, EVANSTON, IL 60201

MAIL AFTER RECORDING TO:

CLARK HILL PLC
ATTN: CHAD M. POZNANSKY, ESQ.

130 E. RANDOLPH STREET,
SUITE 3900
CHICAGO, ILLINOIS 60601

MAIL TAX BILLS TO:

2730 HAMPTON LLC
C/O DANIEL MANAGEMENT GROUP, INC.

5424 W. DEVON AVE
SUITE 46271
CHICAGO, ILLINOIS 60646

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes and assessments that are not yet due and payable;
2. Rights of existing tenants, set forth in the rent roll, dated June 19, 2020, as tenants only, in possession under unrecorded lease agreements without any rights or options to purchase, first offer or first refusal;
3. Covenants, conditions and restrictions contained in the Warranty Deed recorded as Document No. 188902 and re-recorded as Document No. 39692 and any amendments thereto, relating to, among other things: the manufacture or sale of intoxicating liquors, gambling and other immoral purposes;
4. Easement in favor of North Shore Electric for pole lines, conduits and maintenance purposes granted by Document No. 4003981, recorded on March 12, 1907, and the terms and conditions thereof;
5. Easement for ingress and egress created in a deed recorded as Document No. 12209393 and filed as Document No. LR800896, and shown on the plat of subdivision recorded as document No. 93969161, and the terms and conditions thereof;
6. Easement for ingress and egress created by deed recorded as Document No. 12209394, registered as Document No. LR800897 and shown on the plat of subdivision recorded as Document No. 93969161, and the terms and conditions thereof;
7. Grant of easement to the City of Evanston recorded as Document No. 12237967 and shown on the plat recorded as Document No. 93969161 for the perpetual right to use, operate and maintain a 6 inch water main and an 8 inch sewer, and the terms and conditions contained therein;
8. Easement granted to the City of Evanston recorded as Document No. 12237968 and shown on the plat of subdivision recorded as Document No. 93969161 for the perpetual right to use, operate and maintain a 6 inch water main and an 8 inch sewer, and the terms and conditions contained therein;
9. Easement for ingress and egress created by instrument recorded as Document No. LR1470404 and shown on the plat of subdivision recorded as Document No. 93969161, and the terms and conditions contained therein;
10. Declaration of Easements recorded December 27, 2001 as Document No. 0011231674, and to the terms and conditions thereof; together with the rights of the adjoining owners in and to the concurrent use of the easement described therein;
11. Matters disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408, as follows: Possible unrecorded easements under, over, across, and upon the land, and adjoining land for utilities and/or drainage as evidenced by fire hydrants, handholes, manhole, catch basins, gas meter and regulator and inlet;

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12. Encroachment of the fence located mainly on the land East of and adjoining the subject land, as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408;
13. Encroachment of the blacktop drive located mainly on the land North of and adjoining the southeast portion of the subject land as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408; and
14. Encroachment of the concrete walk located mainly on the land South of and adjoining the subject land, as disclosed by the survey dated January 21, 2020, last revised June 15, 2020, made by John M. Misturak, Illinois Professional Land Surveyor No. 3408.

Property of Cook County Clerk's Office