



Doc# 2110357008 Fee \$88.00

This instrument was prepared by:
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Clark Hill PLC
130 E. Randolph St., Suite 3900
Chicago, Illinois 60601

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2021 09:42 AM PG: 1 OF 7

After recording, return to:
Keith L. Moore, Esq.
806 Greenwood Street
Evanston, IL 60201

Send subsequent tax bills to:
Kinzie Blue II Limited Partnership
806 Greenwood Street
Evanston, IL 60201

QUIT CLAIM DEED

THE GRANTOR, 2018 Blue Island LLC, an Illinois limited liability company and debtor in the United States Bankruptcy Court, Northern District of Illinois, Eastern Division, Case No. 20-21563 ("**Grantor**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid, CONVEYS and QUIT CLAIMS to **THE GRANTEE**, Kinzie Blue II Limited Partnership, an Illinois limited partnership, with an address of 806 Greenwood Street, Evanston, IL 60201 ("**Grantee**"), the real estate legally described on **Exhibit A**, attached hereto (the "**Real Estate**").

This Quit Claim Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee, pursuant to an order authorizing the sale of the Real Estate entered pursuant to Sections 105, 363 and 365 of Title 11 of the United States Code and Rules 2002, 6004, 6006 and 9014 of the Federal Rules of Bankruptcy Procedure, and is subject to those matters identified on **Exhibit B** attached hereto and incorporated herein (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Real Estate, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, and its successors and assigns forever.

(signature page follows)

90611

FIRST AMERICAN TITLE
FILE # 3026136

REAL ESTATE TRANSFER TAX		19-Mar-2021
COUNTY:		816.75
ILLINOIS:		1,633.50
TOTAL:		2,450.25
25-30-135-010-0000		20210301667412 0-487-150-096

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EXHIBIT A

LEGAL DESCRIPTION

Property 1:

A TRACT OF LAND COMPRISING PART OF LOT 7 IN THE BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF SAID LOT 7 AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 107.41 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE (THE EXTENSION OF SAID STRAIGHT LINE PASSING THROUGH A POINT ON THE SOUTH LINE OF LOT 9 IN SAID BLOCK 8, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 9), A DISTANCE OF 55.47 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 54.76 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) SAID NORTH LINE OF LOT 7; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 117.75 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 58.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-010-0000

Commonly Known As: 12230 Washington Street, Blue Island, IL 60406

Property 2:

A TRACT OF LAND COMPRISING PART OF LOTS 7 AND 8 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION WITH THE WESTERLY LINE OF SAID LOT 8 WITH A LINE DRAWN PARALLEL WITH AND 5.15 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 8, AND RUNNING THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 127.12 FEET TO AN INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 9 IN SAID BLOCK 8, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 9 TO A POINT ON THE NORTH LINE OF SAID LOT 7, SAID POINT BEING 107.41 FEET EAST OF THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 50.31 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 54.76 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 7; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 117.75 FEET TO THE WESTERLY LINE OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID

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WESTERLY LINE OF LOTS 7 AND 8, A DISTANCE OF 52.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-012-0000

Commonly Known As: 12236 Washington Street, Blue Island, IL 60406

Property 3:

A TRACT OF LAND COMPRISING PART OF LOT 8 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 8 WITH A LINE DRAWN PARALLEL WITH AND 54.82 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 8, AND RUNNING THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 136.48 FEET TO AN INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF LOT 9 IN SAID BLOCK 8, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT, TO A POINT ON THE NORTH LINE OF LOT 7 IN SAID BLOCK 8, SAID POINT BEING 107.41 FEET EAST OF THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 50.31 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 5.15 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) SAID NORTH LINE OF LOT 8; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 127.12 FEET TO SAID WESTERLY LINE OF LOT 8, THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 52.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-014-0000

Commonly Known As: 12244 Washington Street, Blue Island, IL 60406

Property 4:

A TRACT OF LAND COMPRISING PART OF LOTS 8 AND 9 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 9, WITH A LINE DRAWN PARALLEL WITH AND 5.11 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 9 AND RUNNING THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 145.82 FEET TO AN INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF LOT 7 IN BLOCK 8, SAID POINT BEING 107.41

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FEET EAST OF THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE NORTHEASTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 50.22 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 54.82 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 8; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 136.48 FEET TO THE WESTERLY LINE OF LOT 8; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE OF LOTS 8 AND 9, A DISTANCE OF 52.52 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-016-0000

Commonly Known As: 12250 Washington Street, Blue Island, IL 60406

Property 5:

A TRACT OF LAND COMPRISING PART OF LOT 9 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF SAID LOT 9 AND PASSING THROUGH A POINT ON SAID SOUTH LINE 56.00 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT AND SAID POINT OF BEGINNING BEING 44.50 FEET NORTH OF SAID SOUTH LINE OF LOT 9; AND RUNNING THENCE NORTH ALONG SAID PERPENDICULAR LINE, A DISTANCE OF 49.67 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 5.11 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 9; THENCE EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 122.74 FEET TO AN INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF LOT 7 IN SAID BLOCK 8, SAID POINT BEING 107.41 FEET EAST OF THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 50.31 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 44.50 FEET NORTH OF (MEASURED AT RIGHT ANGLES THERETO) SAID SOUTH LINE OF LOT 9; THENCE WEST ALONG LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 114.74 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-019-0000

Commonly Known As: 12256 Washington Street, Blue Island, IL 60406

Property 6:

A TRACT OF LAND COMPRISING PART OF LOT 9 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING 56.00 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE NORTH, PERPENDICULAR TO SAID SOUTH LINE OF LOT 9, A DISTANCE OF 44.50 FEET; THENCE EAST PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 114.74 FEET TO AN INTERSECTION WITH A STRAIGHT LINE DRAWN FROM A POINT ON THE SOUTH LINE OF SAID LOT 9, SAID POINT BEING 163.57 FEET EAST OF THE SOUTHWESTERLY CORNER OF SAID LOT TO A POINT ON THE NORTH LINE OF LOT 7 IN BLOCK 8, SAID POINT BEING 107.41 FEET EAST OF THE NORTHWESTERLY CORNER OF SAID LOT 7; THENCE SOUTHWESTERLY ALONG SAID STRAIGHT LINE, A DISTANCE OF 45.07 FEET TO SAID SOUTH LINE OF LOT 9; THENCE WEST ALONG SAID SOUTH LINE OF LOT 9, A DISTANCE 107.57 FEET TO POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-020-0000

Commonly Known As: 12760 Washington Street, Blue Island, IL 60406

Property 7:

A TRACT OF LAND COMPRISING PART OF LOT 9 IN BLOCK 8 IN SOUTH WASHINGTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 9; THENCE RUNNING EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 56.00 FEET; THENCE NORTH, PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 94.17 FEET TO AN INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 5.11 FEET SOUTH OF (MEASURED AT RIGHT ANGLES THERETO) THE NORTH LINE OF SAID LOT 9; THENCE WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 23.08 FEET TO THE WESTERLY LINE OF SAID LOT 9; THENCE SOUTHWESTERLY ALONG SAID WESTERLY LINE, A DISTANCE OF 99.75 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN(s): 25-30-135-018-0000

Commonly Known As: 12261 Washington Street, Blue Island, IL 60406

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General real estate taxes that are not yet due and payable, and subsequent years;
2. Special taxes or assessments, if any, for improvements not yet completed;
3. Installments, if any, not due at the date hereof of any special taxes or assessment for improvements heretofore completed;
4. Building lines and building restrictions;
5. Private, public, and utility easements;
6. Covenants and restrictions of record as to use and occupancy, including, without limitation, items appearing of record or that would be shown on a survey;
7. Local, state, and federal laws, ordinances or governmental regulations, including, but not limited to, building and zoning laws, ordinances and regulations, now or hereafter in effect relating to the Real Estate;
8. Building code violations;
9. Pending building code violation court cases; and
10. Existing leases or tenancies, and all rights of any person or party claiming by, through or under such leases or tenancies.