



2118057067D

Doc# 2118057067 Fee \$88.00

TRASP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/29/2021 03:14 PM PG: 1 OF 5

TRUSTEE'S DEED

Reserved for Recorder's Office

Hours DI 2024
CCH 2102970LD

This indenture made this 23rd day of June, 2021, between **CHICAGO TITLE LAND TRUST COMPANY**, as 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 5th day of May, 1995, and known as Trust Number 1101199, party of the first part, and

VENTUS ANCHOR, LLC, an Illinois limited liability company

whose address is:

**10 S. LaSalle Street, Suite 1420
Chicago, IL 60603**

party of the second part.

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 and made a part hereof

Property Address: **1200 West 76th Street, Chicago, IL 60620**

Permanent Tax Number: **20-29-303-015-0000**

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 behoof 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 Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Laurel D. Thorpe
Assistant 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 Assistant 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 Assistant 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 Assistant 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 23rd day of June, 2021.



Rachel Huitsing
NOTARY PUBLIC

PROPERTY ADDRESS:
1200 West 76th Street
Chicago, IL 60620

This instrument was prepared by:
Laurel D. Thorpe
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Ventus Anchor, LLC
ADDRESS 1907 S Blue Island OR BOX NC
CITY, STATE Chicago, IL 60608
SEND TAX BILLS TO: _____

Ventus Anchor, LLC
1907 S Blue Island
Chicago, IL 60608

REAL ESTATE TRANSFER TAX		24-Jun-2021
	COUNTY:	3,081.75
	ILLINOIS:	6,163.50
	TOTAL:	9,245.25
20-29-303-015-0000 20210601679232 1-800-424-720		

REAL ESTATE TRANSFER TAX		24-Jun-2021
	CHICAGO:	46,226.25
	CTA:	18,490.50
	TOTAL:	64,716.75 *
20-29-303-015-0000 20210601679232 0-320-820-496		

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

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 33 FEET WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 AND 275.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 275.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 8.00 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 150 DEGREES 00 MINUTES 00 SECONDS MEASURED FROM EAST TO SOUTHWEST FROM THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 48.00 FEET (TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH AND 299.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29); THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 127.43 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 47.00 FEET; THENCE WEST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 127.00 FEET; THENCE NORTH ALONG THE WEST LINE OF THE EAST 337.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 29, A DISTANCE OF 127 FEET TO A POINT ON A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE WEST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 173.91 FEET TO ITS INTERSECTION WITH THE EAST LINE OF THE WEST 813.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH ALONG THE LAST DESCRIBED LINE 95.13 FEET, MORE OR LESS, TO A POINT ON A LINE DRAWN PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, (SAID POINT BEING 443.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/4 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, AS MEASURED ALONG THE EAST LINE OF THE WEST 33.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29); THENCE WEST ALONG THE LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 150.11 FEET TO THE EAST LINE OF THE WEST 662.89 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 662.89 FEET OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 29 A DISTANCE OF 369 FEET TO THE NORTH LINE OF WEST 76TH STREET; THENCE EAST ALONG SAID NORTH LINE OF WEST 76TH STREET A DISTANCE OF 627.34 FEET TO THE WEST LINE OF THE EAST 33 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 29; THENCE NORTH ALONG THE WEST LINE OF THE EAST 33.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 29 (SAID LINE BEING THE WEST LINE OF SOUTH RACINE AVENUE), 314.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Anchor House, L.P., being duly sworn on oath, states that I reside at 105 W. Madison Avenue, Suite 100, Chicago, IL 60602. 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 grantors own 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 of size which does not involve any new streets or easements of access.
3. The division 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 easement 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 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 mandatory 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 NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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Affiant further states that Anchor House, L.P. makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

ANCHOR HOUSE, L.P.,
an Illinois limited partnership

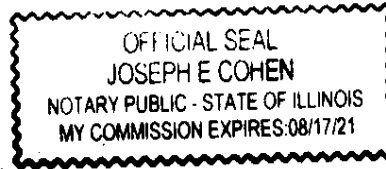
Anchor House, GP, LLC,
an Illinois limited liability company,
its General Partner

By: *[Signature]*
Girard Khol, not individually, but solely as Chapter 11 Trustee of Woodlawn Community Development company, its Manager

SUBSCRIBED AND SWORN to before me

this 23rd day of June, 2021

[Signature]
Notary public



Property of Cook County Clerk's Office