

TRUSTEE'S DEED

UNOFFICIAL COPY



Doc# 2126719044 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/24/2021 02:17 PM PG: 1 OF 3

This indenture made this 1st day of September, 2021, 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 6th day of May, 1958, and known as Trust Number 13952, party of the first part, and

Dixie Highway Property, LLC

WHOSE ADDRESS IS:
16400 Dixie Highway
Markham, Illinois 60428

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1610 Glenwood Dyer Road, Chicago Heights, Illinois 60411
(unincorporated)

Permanent Tax Number: 32-12-300-015-0000 and 32-12-300-029-0000

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.

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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Denys Vaca*
Denys Vaca, Assistant Vice President

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

2114 0652

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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 **she** signed and delivered the said instrument as **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 **her** own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 1st day of **September, 2021**.



Laurel D. Thorpe

NOTARY PUBLIC

This instrument was prepared by:

Denys Vaca
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St.
Ste. 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: *Dixie Highway Property LLC*
ADDRESS: *16400 Dixie Highway*
CITY, STATE, ZIP: *Markham IL 60428*

OR BOX NO.

SEND TAX BILLS TO:

NAME: *Same as above*

ADDRESS:

CITY, STATE, ZIP:

REAL ESTATE TRANSFER TAX

20-Sep-2021



COUNTY:	165.00
ILLINOIS:	330.00
TOTAL:	495.00

32-12-300-015-0000

20210901665193 439-795-856

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EXHIBIT "A"

LEGAL DESCRIPTION

THE WEST 900.07 FEET (MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SECTION TWELVE (12) OF THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP THIRTY-FIVE (35), NORTH, RANGE FOURTEEN (14), EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH OF THE NORTH THIRTY (30) ACRES OF SAID WEST HALF AND NORTH OF THE CENTER LINE OF THE GLENWOOD DYER ROAD, EXCEPT THAT PART TAKEN BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (CASE NO. 2020L050318), DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 15 SECONDS EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, 984.56 FEET TO THE SOUTH LINE OF THE NORTH 30 ACRES OF THE WEST HALF OF SAID SOUTHWEST QUARTER, AND TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 22 MINUTES 01 SECOND EAST, ON SAID SOUTH LINE, 50.00 FEET TO THE EAST RIGHT OF WAY LINE OF STONEY ISLAND AVENUE PER DOCUMENT NO. 9862175; THENCE SOUTH 01 DEGREE 05 MINUTES 15 SECONDS EAST, ON SAID WEST RIGHT OF WAY LINE, 360.12 FEET; THENCE SOUTH 31 DEGREES 58 MINUTES 01 SECOND EAST, 14.46 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GLENWOOD-DYER ROAD PER DOCUMENT NO. 10155677; THENCE SOUTHEASTERLY, ON SAID NORTHERLY RIGHT OF WAY LINE, AND ON THE NORTHERLY RIGHT OF WAY LINE PER DOCUMENT NO. 10123551, BEING A 57337.72 FOOT RADIUS CURVE CONCAVE SOUTHWESTERLY, 818.53 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 62 DEGREES 20 MINUTES 48 SECONDS EAST, 818.53 FEET TO A POINT OF TANGENCY IN SAID NORTHERLY RIGHT OF WAY LINE; THENCE SOUTH 61 DEGREES 56 MINUTES 16 SECONDS EAST, ON SAID NORTHERLY RIGHT OF WAY LINE, 143.08 FEET TO THE EAST LINE OF THE WEST 900.07 FEET OF SAID SOUTHWEST QUARTER; THENCE SOUTH 01 DEGREE 05 MINUTES 15 SECONDS EAST, ON SAID EAST LINE, 57.25 FEET TO THE EXISTING CENTERLINE OF GLENWOOD-DYER ROAD; THENCE NORTH 61 DEGREES 56 MINUTES 16 SECONDS WEST, ON SAID CENTERLINE, 170.97 FEET TO A POINT OF CURVATURE IN SAID CENTERLINE; THENCE CONTINUING NORTHWESTERLY, ON SAID CENTERLINE, BEING A 57287.72 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, 856.09 FEET, THE CHORD OF SAID CURVE BEARS NORTH 62 DEGREES 21 MINUTES 57 SECONDS WEST, 856.08 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREE 05 MINUTES 15 SECONDS WEST, ON SAID WEST LINE, 397.91 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1610 Glenwood Dyer Road, Chicago Heights, Illinois 60411

PROEPRTY INDEX NUMBER: 32-12-300-015-0000 and 32-12-300-029-0000