

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 2132022028 Fee \$61.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2021 12:10 PM PG: 1 OF 6

This indenture made this 25th day of October, 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 18th day of December, 1997 and known as Trust Number **5768** party of the first part, and

BSTP MARKHAM, LLC, A DELAWARE LIMITED LIABILITY COMPANY

party of the second part

Reserved for Recorder's Office

REAL ESTATE TRANSFER TAX

16-Nov-2021

whose address is :
122 N. Wheaton Avenue, Ste. 646
Wheaton, IL 60187



COUNTY:	684.00
ILLINOIS:	1,368.00
TOTAL:	2,052.00

98-13-324-014-0000

| 20211101639755 | 0-746-380-432

2012 6954 1 of 6

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 AS EXHIBIT A

Property Address: SEE ATTACHED EXHIBIT A

Permanent Tax Number: SEE ATTACHED EXHIBIT A

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.

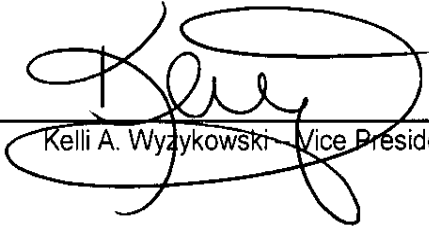
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or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

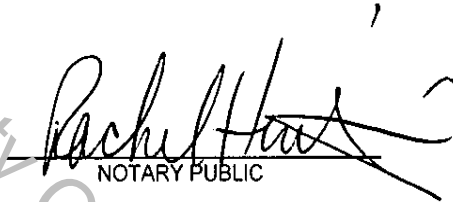
State of Illinois
County of Cook

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 26th day of October, 2021.




NOTARY PUBLIC

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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

AFTER RECORDING, PLEASE MAIL TO:

BSTP MARKHAM, LLC
963 Topsy Lane
Unit 306
Carson City, NV 89705

SEND SUBSEQUENT TAX BILLS TO:

THORTONS LLC
2600 James Thorton Way
Louisville, KY 40245
Attention: Joy Criss

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

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28-13-324-023



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0134

28-13-324-022



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0133

28-13-324-021



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0132

28-13-324-020



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0131

28-13-324-019



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0130

28-13-324-018



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0129

28-13-324-017



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0128

28-13-324-016



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0127

28-13-324-015



CITY OF MARKHAM
Real Estate Transfer Stamps

Date 11.12.2021
\$ 50.00 0126

28-13-324-014





CITY OF MARKHAM
Real Estate Transfer Stamps


Date 11.12.2021
\$ 50.00 0125


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CITY OF MARKHAM
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 Date 11-12-2021
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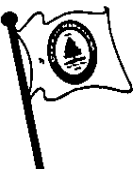
28-13-324-043

CITY OF MARKHAM
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 Date 11-12-2021
 \$ 50.00 0143


28-13-324-042

CITY OF MARKHAM
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28-13-324-041

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28-13-324-038

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EXHIBIT A

PARCEL 1:

LOTS 14 THROUGH 34, BOTH INCLUSIVE, IN BLOCK 2 IN CROISSANT PARK MARKHAM 8TH ADDITION, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, LYING SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1926 AS DOCUMENT 9282048, EXCEPTING THEREFROM THAT PART OF LOTS 22 AND 23 IN SAID BLOCK 2 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 23; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 22 AND 23 A DISTANCE OF 50 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY IN THE SOUTH LINE OF SAID LOT 23; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23 A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THOSE PORTIONS OF THE NORTH-SOUTH AND EAST-WEST ALLEYS LOCATED AND ADJOINING LOTS 14 THRU 32 DESCRIBED ABOVE, VACATED BY ORDINANCE 94-0-1500, RECORDED APRIL 3, 1998 AS DOCUMENT 98266797 AND VACATED BY ORDINANCE 98-0-1661, RECORDED NOVEMBER 18, 1998 AS DOCUMENT 08039864.

EXCEPTING FROM THE ABOVE PARCELS 1 AND 2 THOSE PORTIONS TAKEN BY CONDEMNATION IN CASE 17L050860, DESCRIBED AS FOLLOWS:

PARCEL NO. 0LC0019A

THAT PART OF LOTS 15 THROUGH 23 IN SAID BLOCK 2, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) WITH A COMBINED FACTOR OF 0.9999851591: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 0 DEGREES 46 MINUTES 33 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 2, A DISTANCE OF 31.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 2 DEGREES 05 MINUTES 43 SECONDS EAST, 35.04; THENCE SOUTH 0 DEGREES 50 MINUTES 13 SECONDS EAST, 81.54 FEET; THENCE SOUTHEASTERLY 97.45 FEET ON A CURVE TO THE LEFT, HAVING A RADIUS OF 239.42 FEET, THE LONG CHORD OF SAID CURVE BEARS SOUTH 12 DEGREES 28 MINUTES 57 SECONDS EAST, 96.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF KEDZIE AVENUE, AS DESCRIBED IN DEED RECORDED JULY 26, 1967 AS DOCUMENT 67L5420; THENCE NORTHWESTERLY 47.34 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD OF SAID

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CURVE BEARS NORTH 27 DEGREES 32 MINUTES 27 SECONDS WEST, 45.59 FEET TO THE WEST LINE OF SAID BLOCK 2; THENCE NORTH 0 DEGREES 46 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE, 170.62 FEET TO THE POINT OF BEGINNING; AND

PARCEL NO. 0LC0019B

THAT PART OF LOTS 23 THROUGH 28 AND PART OF THE VACATED ALLEY, ALL IN BLOCK 2, DESCRIBED AS FOLLOWS, USING BEARINGS AND GRID DISTANCES REFERENCED TO ILLINOIS STATE PLAN COORDINATE SYSTEM, EAST ZONE, NAD (2011) WITH A COMBINED FACTOR OF 0.9999851591, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 89 DEGREES 01 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 2, A DISTANCE OF 197.69 FEET TO THE EASTERLY RIGHT OF WAY LINE OF KEDZIE AVENUE, AS DESCRIBED IN DEED RECORDED JULY 26, 1967 AS DOCUMENT 67L5420; THENCE WESTERLY 10.51 FEET ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THE LONG CHORD OF SAID CURVE BEARS NORTH 84 DEGREES 57 MINUTES 43 SECONDS WEST, 10.49 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 04 SECONDS EAST, 208.13 FEET TO THE EAST LINE OF SAID LOT 28; THENCE SOUTH 0 DEGREES 49 MINUTES 07 SECONDS EAST ALONG SAID EAST LINE, 1.10 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 3138 and 3142 W. 159th St., 15830, 15832, 15836, 15840 and 15842 Troy Avenue and 15839 and 15841 Kedzie Avenue, Markham, IL 60428

PIN: 28-13-324-014-0000
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