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TRUSTEE'S DEED



Doc# 2208315028 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/24/2022 01:15 PM PG: 1 OF 8

This indenture made as of March 21, 2022, 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 26th day of January, 1996 and known as Trust Number 121267-02, party of the first part, and

566 W. VAN BUREN TITLEHOLDER LLC, a Delaware limited liability company, party of the second part,

Reserved for Recorder's Office

whose address is:
150 N. Riverside Plaza, Suite 1800
Chicago, IL 60606

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 AS EXHIBIT A AND MADE A PART HEREOF

Property Address: 566 W. Van Buren St., Chicago, IL 60607

Permanent Tax Number(s): 17-16-119-009-0000; 17-16-119-010-0000

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

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



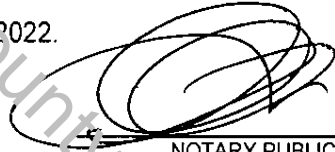
By: _____
Emily A. Ralph – Assistant Vice President

State of Illinois
County of Cook

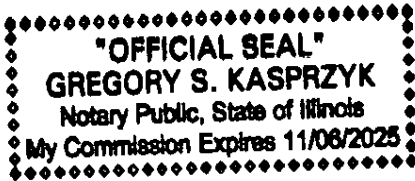
SS.

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 17th day of March, 2022.



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:

NAME: Randal Selig
ADDRESS: 150 N. Riverside Plaza
CITY STATE ZIP: Suite 1810
Chgo Ill 60606

SEND SUBSEQUENT TAX BILLS TO:


NAME: 566 W Van Buren Title holder LLC
c/o Riverside Investment +
Development Co
ADDRESS: 150 N. Riverside Plaza
CITY STATE ZIP: Suite 1800
Chgo Ill 60606

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Exempt under Provisions of Sub-Paragraph (E) of the Real Estate Transfer Tax Law 35 ILCS 200/31-45; Cook County Ordinance 74-106, Paragraph E; and Chicago Real Property Transfer Tax Ordinance 3-33-060, Paragraph E

Date: March 21, 2022

Mary Alice Flavin
Grantor/Agent

REAL ESTATE TRANSFER TAX		23-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-16-119-009-0000 | 20220301657237 | 1-594-957-200
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		23-Mar-20
	COUNTY:	0.
	ILLINOIS:	0.
	TOTAL:	0.

17-16-119-009-0000 | 20220301657237 | 0-572-005-77

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 1 AND 2 IN THE SUBDIVISION OF LOTS 14 AND 15 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO; IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO,

LOT 11 AND THE SOUTH 1/2 OF LOT 10 IN BLOCK 45 IN SCHOOL SECTION ADDITION TO CHICAGO, IN SECTION 16, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 566 W. VAN BUREN ST., CHICAGO, IL 60607

PINS: 17-16-119-009-0000 AND 17-16-119-010-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights or claims of parties in possession not shown by Public Records.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.
3. Easements, or claims of easements, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes or special assessments which are not shown as existing liens by the Public Records.
6. Taxes for the years 2021 and 2022.
2021 final installment and 2022 taxes are a lien not yet due or payable.

Perm tax#	Year	1st Inst	Stat
17-16-119-009-0000	2021	\$25,754.60	Paid
17-16-119-010-0000	2020	\$11,023.35	Paid

7. Party wall rights of owners of adjoining land relating to a party wall between Southern line of the North 1/2 of lot 10 and the North line of the South 1/2 of lot 10, as established by agreement made by William H. O'Donoghue with William H. Pruyn dated May 17, 1887 and recorded May 27, 1887 as Document Number 234228
8. Memorandum of agreement relating to rights of the owners of the property North of and adjoining the land, to place advertising signs on the South side of the party wall as established, a copy of which was recorded April 27, 1999, as Document Number 99401552, and the terms, covenants and provisions contained therein
9. The following matters disclosed on a survey by Chicago Guarantee Survey Company dated February 25, 2022, number 2022-29860-001:

(A) Encroachment onto adjoining street of overhead sign by .58 feet; of a sign at the southwest corner by up to 3.83 west of the property and 3.77 feet south and of another sign along the south line by 1.15 feet.

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(B) Rights of the public in and to the East 9.00 feet, more or less, of the land as occupied and used for alley purposes;

(C) Satelite Dish, Vent and air conditioning unit attached to building located North of and adjoining onto and over the land by up to 4.51 feet.

(D) there is a wall at the northeast corner of the property that encroaches onto the property north and adjoining by .50 feet.

(E) Encroachment of a fence located mainly on the land onto public property west and adjoining by .38 to .69 feet and onto public property south and adjoining by 1.17 feet.

(F) Encroachment of the guard rail located mainly on the land onto public property south and adjoining by .12 feet.

10. The land lies within the boundaries of a special service area as disclosed by ordinance recorded as document number 91075841, and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.

Note: there is no tax currently due or payable.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 21, 2022

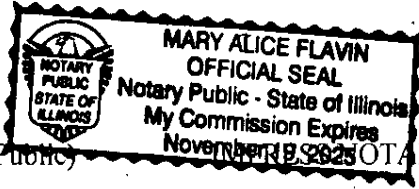
CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE
U/T/A DATED JAN. 26, 1996 A/K/A TRUST NO. 121267-02
By: LOOP AUTO PARKS, INC., THE BENEFICIARY
THEREUNDER

By: [Signature]
Name: Thomas R. Bary
Title: President (Grantor/Agent)

Subscribed and sworn to before me
this 21st day of March, 2022.

[Signature]

(Notary Public)
My Commission Expires: _____



The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2022

566 W. VAN BUREN TITLE HOLDER LLC, a Delaware
limited liability company

By: _____
Name: _____
Title: _____
(Grantee/Agent)

Subscribed and sworn to before me
this ___ day of _____, 2022.

(Notary Public)
My Commission Expires: _____

IMPRESS NOTARY SEAL

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATEMENT BY GRANTOR AND GRANTEE

The grantor affirms that, to the best of its knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: _____, 2022

CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE
U/T/A DATED JAN. 26, 1996 A/K/A TRUST NO. 121267-02

By: _____

Name: _____

Title: _____

(Grantor/Agent/Beneficiary thereunder)

Subscribed and sworn to before me
this ____ day of _____, 2022.

(Notary Public)

IMPRESS NOTARY SEAL

My Commission Expires: _____

The grantee or its agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 18, 2022

566 W. VAN BUREN TITLEHOLDER LLC, a Delaware
limited liability company

By: Kent A Swanson

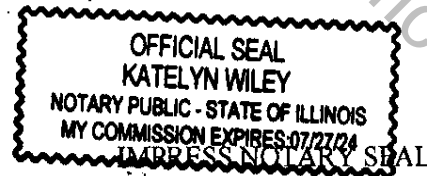
Name: Kent Swanson

Title: Authorized Representative

(Grantee/Agent)

Subscribed and sworn to before me
this 18 day of March, 2022.

Katelyn Wiley
(Notary Public)



My Commission Expires: 7/27/24

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]