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Doc#. 2218639143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2022 10:30 AM Pg: 1 of 5

Dec ID 20220601665498
ST/CO Stamp 2-133-375-056 ST Tax \$700.00 CO Tax \$350.00

20220601665498 ✓
1061

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 27th Day of June, 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 25th day of May, 1994 and known as Trust Number 118405-01 and party of the first part, and

AMERITUS HC OWNER LLC

Whose address is:

121 W. WACKER DRIVE,
SUITE 1220
CHICAGO, ILLINOIS 60601

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:

FOR LEGAL DESCRIPTION SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Tax Number: 03-12-300-160-0000

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.

 **WHEELING**
Real Estate Transfer Approved
Initials: MC Date: 6/28/22
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

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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 successor Trustee as Aforesaid

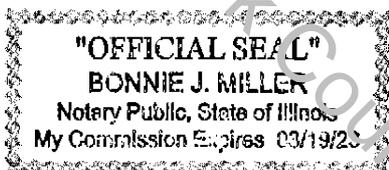
By: [Signature]
Assistant Vice President

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 Trust Officer 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 27th day of June, 2022



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
374 INLAND DRIVE
1220
CHICAGO, ILLINOIS 60601

THIS INSTRUMENT WAS PREPARED BY:
CHICAGO TITLE LAND TRUST COMPANY
5215 OLD ORCHARD ROAD, SUITE 425
SKOKIE, ILLINOIS 60077

AFTER RECORDING, PLEASE MAIL TO:

NAME Bozdecki, Del Giudice
ADDRESS One East Wacker #1700 OR BOX NO. _____
CITY, STATE Chicago IL 60601

SEND TAX BILLS TO: Joanne Doll
Ameritus NC Owner LLC
121 W. Wacker Dr, # 1220
Chicago IL 60601

UNOFFICIAL COPY**EXHIBIT "A"**

Legal Description

PARCEL 1;

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NO. 7790590, DESCRIBED AS FOLLOWS: BEGINING AT A POINT 558.58 FEET EAST AND 197.15 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT 1 AS MEASURED ALONG THE SOUTH LINE THEREOF AND ALONG A LINE AT RIGHT ANGLES THERETO (THE SOUTH LINE OF SAID LOT 1 HAVING AN ASSUMED BEARING OF DUE EAST-WEST FOR THIS LEGAL DESCRIPTION); THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST 10.58 FEET THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 6.00 FEET, THENCE SOUTH 08 DEGREES 56 MINUTES 00 SECONDS EAST 22.21 FEET, THENCE SOUTH 36 DEGREES 04 MINUTES 00 SECONDS WEST 14.62 FEET, THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 8.33 FEET, THENCE SOUTH 36 DEGREES 04 MINUTES 00 SECONDS WEST, 14.62 FEET, THENCE SOUTH 81 DEGREES, 04 MINUTES 00 SECONDS WEST, 27.75 FEET, THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST 53.46 FEET, THENCE NORTH 81 DEGREES 04 MINUTES 00 SECONDS EAST, 62.75 FEET TO THE PLACE OF BEGINNING, IN IH COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10 1988 AS DOCUMENT NUMBER 88-253526.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN INSTRUMENT DATED SEPTEMBER 1, 1978 AND RECORDED ON OCTOBER 12, 1978 AS DOCUMENT NUMBER 24666972.

PARCEL 4:

EASEMENT FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALLS AND EASEMENTS DATED JUNE 9, 1988 AND RECORDED ON JUNE 10, 1988 AS DOCUMENT NUMBER 88-253528 AND BY SUPPLEMENTAL DECLARATION TO FIRST AMENDMENT TO AGREEMENT TO PROVIDE PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED DECEMBER 19, 1989 AND RECORDED ON DECEMBER 20, 1989 AS DOCUMENT NUMBER 89-608946.

Map Address: 374 Diland Drive, Wheeling IL 60090

PIN#: 03-12-300-160-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

374 INLAND DRIVE, WHEELING, ILLINOIS

1. Real estate taxes not yet due and payable.
2. Rights of tenants in possession, as tenants only, under existing unrecorded leases, identified in the rent roll attached to the alta statement, none of which contain any rights of first refusal, or options to purchase or rights of first offer and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
3. Right of the public and the State of Illinois, in and to that part of the Land which is included in Wolf Road.
4. Grant recorded October 31, 1960 as document 18004038 made by Arthur Clesen and Mary Ann Clesen, his wife, to the Northern Illinois Gas Company, its successors and assigns, of the right to lay, maintain, operate, renew and remove a gas main and other necessary gas facilities in, upon, under and along the East side of the public highway known as wolf road which extends along the West side of the Land.
5. Notice of storm water detention requirements recorded May 8, 1978 as document 24437086.
6. Grant of easement recorded October 12, 1978 as document 24666972 made by and between Harris Trust and Savings Bank, a corporation of Illinois, as trustee under trust agreement dated November 10, 1977 and known as trust number 38086 and wheeling Trust and Savings Bank, as trustee under trust agreement dated October 21, 1978 and known as trust numbers 631 and 632 over the Land and other property for the purpose of ingress and egress to and from Wolf Road for pedestrian and vehicular traffic, for the installation of advertising signs and for the installation, maintenance, repair and continued use of utility lines. (affects all that part of the Land lying Northerly of a line 90 feet (measured at right angle) Southerly and parallel with the most Northerly line of the Land and the South 95 feet of the Land) amended by document recorded May 14, 1980 as document 25456482.
7. Easement set forth in document 24666972, as amended by agreement recorded May 14, 1980 as document 25456482 made by and between Harris Trust and Savings Bank, as trustee under trust agreement dated November 10, 1977 and known as trust number 38086 and wheeling Trust and Savings Bank, as trustee under trust agreement dated October 21, 1968 and known as trust numbers 631 and 632 on, over, across, through and under the Land for the purpose of installing extensions and the continuous use on any and all utility lines.
8. Easement as created by Grant recorded January 23, 1980 as document 25332747 to the Commonwealth Edison Company.
9. Easement for water and sanitary sewer purposes recorded October 16, 1980 as document 2562454 in favor of Citizens Utilities Company of Illinois.
10. Easement Agreement dated June 9, 1988 and recorded June 10, 1988, as Document Number 88253526, made by and between American National Bank and Trust Company of Chicago, a national banking association, as Trustee under Trust Agreement dated March 1, 1988 known as Trust Number 104904-01 and Harris Trust and Savings bank, as Trustee under Trust Agreement dated December 25, 1986 known as Trust Number 43884, and others, relating to, but not limited to parking of vehicles, ingress egress.
11. Terms, provisions, conditions and limitations of the agreement made by and between Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreement dated July 29, 1980 and known as Trust Number 40667 and Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under

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Trust Agreements dated July 29, 1980 and known as Trust Nos. 40554 and 40672 dated March 15, 1981 and recorded March 16, 1981 as Document 25806847, and amended by Document 88253527, to provide party wall rights, easements and covenants and restrictions.

(Affects the Land and other property)

12. Covenants, conditions, easements and restrictions including assessments contained in instruments recorded as Documents 88253527, 88253528, 89608946 and 90083585.

Note: said instrument contains no provision for a forfeiture of or reversion of title in case of breach of condition.

13. Terms, provisions, conditions and limitations set forth in a Cooperating Association Agreement made by and between Harris Trust and Savings Bank as Trustee under Trust Agreement dated December 26, 1986 known as Trust Number 43884 and the Twin Oaks Owners Association, a copy of which was recorded as Document 90083585 amended by Document 90113001.

Plan and agreement of merger between the Oaks Owners Association and Twin Oaks Owners Association recorded June 19, 2020 as Document 2017108028.

Amended and Restated Declaration of by-laws of the Oaks Owners Association recorded July 21, 2020 as Document 2020316031.

14. Declaration of By-Laws, dated February 6, 1990 and recorded February 21, 1990, as Document Number 90083586, made by The Oaks Owners Association, and the terms and conditions contained therein.

15. Terms, provisions and conditions of the Plats of Annexation to the Wheeling Park District recorded December 22 2003, as Document Number 335634064 and recorded December 8, 2003, as Document Number 0336344119.

16. Terms, provisions, and conditions relating to the easements described as Parcels 2, 3 and 4 contained in the instrument creating said easement.

Rights of the adjoining owner or owners to the concurrent use of said easement.