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Doc# 2218807046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/07/2022 07:51 AM Pg: 1 of 5

Dec ID 20220601664000
ST/CO Stamp 1-066-088-528 ST Tax \$650.00 CO Tax \$325.00
City Tax: \$4,601.17

Doc# 2218807046 Fee: \$98.00

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this **28th** 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 **12th** day of **October, 2000**, and known as Trust Number **L-4013**, party of the first part, and **Ameritus HC Owner, LLC**, a Delaware limited liability company party of the second part.

whose address is:
121 West Wacker Drive, Suite 1220
Chicago, IL 60601

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 EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Number: 03-12-300-123-0000

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.



Real Estate Transfer Approved
with MB Date 07/09/22
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.



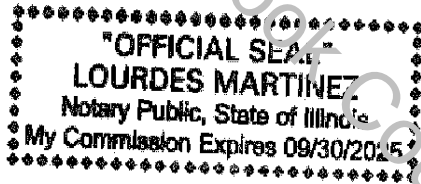
CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

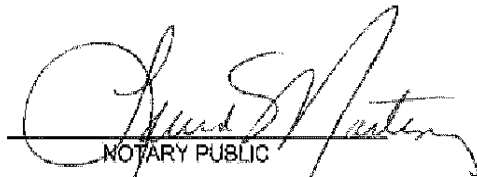
By: 
Patricia L. Martinez
Assistant Vice President

State of Illinois)
) SS
County of Cook)

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 28th day of June, 2022.




NOTARY PUBLIC

PROPERTY ADDRESS:
414 Inland Drive
Wheeling, IL 60090

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

AFTER RECORDING, PLEASE MAIL TO:
Gozdecki, Del Giudice,
NAME Ameritus, Farkas + Brocato LLC
ADDRESS one E. Wacker Dr., #1700
CITY, STATE Chicago, IL 60601, I

SEND TAX BILLS TO:
Joanne Doll
NAME Ameritus HC Owner LLC
ADDRESS 121 W. Wacker Dr, #1220
CITY, STATE Chicago, IL 60601

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EXHIBIT A

LEGAL DESCRIPTION

414 INLAND DRIVE, WHEELING, ILLINOIS

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 7790590, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 1052.09 FEET EAST AND 295.06 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, 53.46 FEET; THENCE SOUTH 81 DEGREES 04 MINUTES 00 SECONDS WEST, 27.75 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 13 SECONDS WEST, 14.18 FEET; THENCE SOUTH 81 DEGREES 07 MINUTES 49 SECONDS WEST, 9.00 FEET; THENCE NORTH 53 DEGREES 00 MINUTES 12 SECONDS WEST, 14.38 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 00 SECONDS WEST, 32.79 FEET; THENCE NORTH 81 DEGREES 04 MINUTES 49 SECONDS EAST, 56.75 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, PARKING AND UTILITY FOR THE BENEFIT OF PARCEL 1, AS CREATED BY EASEMENT AGREEMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT 83253526, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT AGREEMENT DATED SEPTEMBER 1, 1978 AND RECORDED OCTOBER 12, 1978 AS DOCUMENT 24666972, AND AS AMENDED BY AMENDMENT TO EASEMENT AGREEMENT RECORDED MAY 14, 1980 AS DOCUMENT NUMBER 25456482, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR PARTY WALLS, INGRESS AND EGRESS AS CREATED BY THE AMENDMENT AND RESTATEMENT OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, PARTY WALL AND EASEMENT DATED JUNE 9, 1988 AND RECORDED JUNE 10, 1988 AS DOCUMENT NO. 88253528 AND BY SUPPLEMENTAL DECLARATION RECORDED DECEMBER 20, 1989 AS DOCUMENT NO. 89608946.

Commonly known as 414 Inland Drive, Wheeling, Illinois 60090

PIN: 03-12-300-123-0000

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EXHIBIT B

PERMITTED EXCEPTIONS

414 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. Annual Maintenance Assessment of Wheeling Drainage District No. 1 under law docket no. 266337co book 402 page 421.
4. Notice of storm water detention requirements recorded May 8, 1978 as document 24437086.
5. Grant of easement recorded October 12, 1978 as Document 24666972 and as amended by Easement Agreement recorded May 14, 1980 as Document 25456482 to include easements for parking and maintenance of the same made by and between Harris Trust and Savings Bank, a corporation of Illinois, as Trustee under Trust Agreement dated November 10, 1977, known as trust number 38086 and wheeling Trust and Savings Bank, as Trustee under Trust Agreement dated October 21, 1978, known as Trust Number 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 installation, maintenance, repair and continued use of utility lines.
(Affects the Land and other property)
6. Easement, if any, granted to Public Service Company for maintenance of Poles and wires as referred to in the warranty deed from Joseph R. Lauletta, Jr. And Sigrid A. Lauletta, his wife to Fred William Wolf and Marice Wolf, dated January 2, 1948 and recorded January 6, 1948 as Document 14225562.
(Affects Parcels 2 and 3, all Tracts)
7. Easement, if any, granted to Public Service Company for maintenance of poles and wires as referred to in the Agreement dated December 20, 1950 as Document 14978151.
(Affects Parcels 2 and 3 of all Tracts)
8. Rights of the public, the State of Illinois and the municipality in and to that part of the Land taken or used for Milwaukee Avenue and Wolf Road.
(Affects Parcel 2 of all Tracts)
9. Grant recorded October 31, 1960 as Document 18004038 made by Arthur Clesen and Mary Ann Clesen, his wife, to 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 or through the West 1207.80 feet of Lot 1.
10. 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 Declaraton of by-laws of the Oaks Owners Association recorded July 21, 2020 as

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Document 2020316031.

11. Watermain and Sanitary Sewer Easement recorded October 15, 1980 as Document Number 25624541.
12. Easement as created by Grant recorded January 23, 1980 as Document 25332747 to the Commonwealth Edison Company.
13. Grant of easement to Public Service Company of Northern Illinois for gas mains on Milwaukee Avenue as created by instrument recorded as Document 5425704.
(Affects Parcel 3 of all Tracts)
14. Public Utility easement and covenants, Conditions and Restrictions Therein Contained recorded on February 17, 1981 as document numbers 25775992, 25786797, 26329652, 26348021 (modified by instrument recorded as document no. 26466737), 26462004, 26462005, 26845284 and 86000862.
15. 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.
16. 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 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)
17. Easement contained in a grant recorded January 23, 1980 as Document 25332747 over portions described in Exhibit 'A' attached thereto granted to the Commonwealth Edison Company, its successors and assigns to install electrical facilities and to repair and maintain same.
18. Easement Agreement recorded as Document 88253526 by and between American National Bank and Trust Company of Chicago as Trustee under Trust Agreement dated March 16, 1988 known as Trust Number 104904-07 and Harris Trust and Savings Bank as trustee under Trust Number 40985 for parking, vehicular and pedestrian ingress and egress, and maintenance of utility facilities over and upon part of the Land and other property.
19. Terms, provisions and conditions contained in the Plat of Annexation to The Wheeling Park District recorded December 22, 2003 as Document 0335639064 and December 29, 2003 as Document 336344119.
20. Easement Agreement recorded as document no. 88253526 by and between American National Bank and Trust Company of Chicago as Trustee under Trust agreement dated March 16, 1988 known as Trust Number 104904-07 and Harris Trust and Savings Bank as Trustee under Trust Number 40985 for parking, vehicular and pedestrian ingress and egress, and maintenance of utility facilities over and upon part of the Land and other property.
Rights of adjoining owners to the concurrent use of said easement.