

UNOFFICIAL COPY

767233
TRUSTEE'S DEED

Doc#: 2227813051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/05/2022 02:54 PM Pg: 1 of 7

This indenture made this 14th day of September, 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 18th day of March, 1985 and known as Trust Number 5716 party of the first part, and

Dec ID 20220901628204
ST/CO Stamp 0-843-173-456 ST Tax \$400.00 CO Tax \$200.00

299 Auto, LLC, an Illinois Limited Liability Company party of the second part,

Reserved for Recorder's Office

whose address is:
1001 E. Northwest Highway
Des Plaines IL 60016

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60607

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 HERE TO AND INCORPORATED HEREIN

Property Address: 1001 East Northwest Highway, Des Plaines Illinois 60016

Permanent Tax Number: 09-17-102-005-0000 and 09-17-102-007-0000

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.

Real Estate Transfer Tax
DES PLAINES TRANS. No. 68481
\$2.00 per \$1,000.00
1001 E. Northwest Highway
CITY OF DES PLAINES

UNOFFICIAL COPY

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.



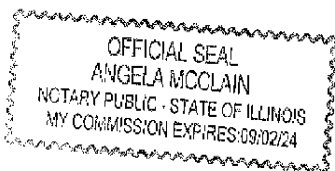
CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Patricia K. Holtry
Patricia K. Holtry – 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 14th day of September, 2022.



Angela McClain
NOTARY PUBLIC

This instrument was prepared by:
Patricia K. Holtry
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street Suite 100C
Oak Park Illinois 60301

AFTER RECORDING, PLEASE MAIL TO:

Hymen & Blair PC
1411 McHenry Rd #125
Buffalo Grove IL
60089

SEND SUBSEQUENT TAX BILLS TO:

299 Auto LLC
1001 E Northwest Highway
Des Plaines IL 60016

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1408.12 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHWEST HIGHWAY), THENCE SOUTHEASTERLY AT AN ANGLE OF 121 DEGREES 4 MINUTES FROM THE NORTH TO SOUTHEAST) ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, A DISTANCE OF 637.7 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEARING SOUTH (BEING THE SOUTH SOUTHERLY LINE OF THE NORTHWEST HIGHWAY), A DISTANCE OF 581.2 FEET, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHWEST HIGHWAY, A DISTANCE OF 140 FEET, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 3 DEGREES 0 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 93.7 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 16 DEGREES 40 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 33.5 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 5 DEGREES 30 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 10.2 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 11 DEGREES 35 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.4 FEET TO A POINT WHICH IS THE INTERSECTION WITH THE LAST DESCRIBED COURSE AND THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 866.8 FEET, A DISTANCE OF 634.65 FEET MORE OR LESS TO ITS INTERSECTION OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AT A POINT 498.5 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, A DISTANCE OF 497.5 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, BEING A PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, AND PART OF THE NORTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY LINES OF THE NORTHWEST HIGHWAY, AS DEDICATED BY DOCUMENT NUMBER 9877406 AND RECORDED JUNE 8, 1927 IN BOOK 250 OF PLATS, PAGES 42 TO 45, IN COOK COUNTY, ILLINOIS, AND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY CURVED LINE OF SAID LOT "A" WHICH IS CONVEX TO THE SOUTH, HAVING A RADIUS OF 666.80 FEET, SAID POINT BEING

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

UNOFFICIAL COPY

98.65 FEET, ARC DISTANCE SOUTHEASTERLY OF THE POINT OF CURVE AND SAID POINT ALSO BEING A DISTANCE OF 259.90 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINES BETWEEN THE 2 TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY (PROVISO-TECHNY LINE) TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST HIGHWAY WHICH IS A DISTANCE OF 344.50 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY, A DISTANCE OF 146.78 FEET, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, BEING A PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED BY DOCUMENT NUMBER 9677505 AND RECORDED JUNE 8, 1927 IN BOOK 250 OF PLATS, PAGES 42 TO 45, AND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY CURVED LINE OF SAID LOT "A" WHICH IS CONVEX TO THE SOUTH HAVING A RADIUS OF 666.8 FEET, SAID POINT BEING AN ARC DISTANCE OF 98.65 FEET SOUTHEASTERLY OF THE POINT OF CURVE AND SAID POINT ALSO BEING A DISTANCE OF 259.9 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY (PROVISO-TECHNY LINE), TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST HIGHWAY, WHICH IS A DISTANCE OF 344.5 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY, A DISTANCE OF 146.78 FEET (AND LYING NORTHWESTERLY OF A LINE DRAWN 250 FEET (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY), IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1001 EAST NORTHWEST HIGHWAY, DES PLAINES IL 60016

PIN: 09-17-102-005-0000 AND 09-17-102-007-0000

Cook County Clerk's Office

UNOFFICIAL COPY

File No: 767233

EXHIBIT "A"

PARCEL 1: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17, A DISTANCE OF 1408.12 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY (BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE NORTHWEST HIGHWAY), THENCE SOUTHEASTERLY AT AN ANGLE OF 121 DEGREES 4 MINUTES FROM THE NORTH TO SOUTHEAST) ALONG THE NORTHERLY LINE OF SAID RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, A DISTANCE OF 637.7 FEET FOR A POINT OF BEGINNING, THENCE SOUTHEASTERLY ALONG A CURVED LINE, BEARING SOUTH (BEING THE SOUTH SOUTHERLY LINE OF THE NORTHWEST HIGHWAY), A DISTANCE OF 561.2 FEET, THENCE EASTERLY ALONG SAID SOUTH LINE OF THE NORTHWEST HIGHWAY, A DISTANCE OF 140 FEET, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 3 DEGREES 0 MINUTES TO THE RIGHT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 93.7 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 16 DEGREES 40 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 95.5 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 5 DEGREES 30 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 96.2 FEET TO A POINT, THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 11 DEGREES 35 MINUTES WITH THE LAST DESCRIBED COURSE FOR A DISTANCE OF 100.4 FEET TO A POINT WHICH IS THE INTERSECTION WITH THE LAST DESCRIBED COURSE AND THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, THENCE WESTERLY ON A CURVE CONVEX TO THE SOUTH HAVING A RADIUS OF 666.8 FEET, A DISTANCE OF 634.65 FEET MORE OR LESS TO ITS INTERSECTION OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY AT A POINT 498.5 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING, THENCE NORTHWESTERLY ALONG SAID NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, A DISTANCE OF 498.5 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, BEING A PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, AND PART OF THE NORTHWEST 1/4 OF SECTION 17, ALL IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426, WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY LINES OF THE NORTHWEST HIGHWAY, AS DEDICATED BY DOCUMENT NUMBER 9677505 AND RECORDED JUNE 8, 1927 IN BOOK 250 OF PLATS, PAGES 42 TO 45, IN COOK COUNTY, ILLINOIS, AND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY CURVED LINE OF SAID LOT "A" WHICH IS CONVEX TO THE SOUTH, HAVING A RADIUS OF 666.80 FEET, SAID POINT BEING

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
 The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
 Reprinted under license from the American Land Title Association.



UNOFFICIAL COPY

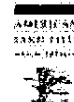
File No: 767233

98.65 FEET, ARC DISTANCE SOUTHEASTERLY OF THE POINT OF CURVE AND SAID POINT ALSO BEING A DISTANCE OF 259.90 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINES BETWEEN THE 2 TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY (PROVISO-TECHNY LINE) TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST HIGHWAY WHICH IS A DISTANCE OF 344.50 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY, A DISTANCE OF 146.78 FEET, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHWEST 1/4 OF SECTION 17, BEING A PART OF LOT "A" IN BENJAMIN CONSOLIDATION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, AND PART OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED APRIL 7, 1922 AS DOCUMENT NUMBER 7455426 WHICH LIES SOUTHERLY AND SOUTHWESTERLY OF THE SOUTHERLY AND SOUTHWESTERLY RIGHT OF WAY LINE OF THE NORTHWEST HIGHWAY AS DEDICATED BY DOCUMENT NUMBER 9677505 AND RECORDED JUNE 8, 1927 IN BOOK 250 OF PLATS, PAGES 42 TO 45, AND LYING EASTERLY OF A LINE DRAWN FROM A POINT ON THE SOUTHERLY CURVED LINE OF SAID LOT "A" WHICH IS CONVEX TO THE SOUTH HAVING A RADIUS OF 666.8 FEET, SAID POINT BEING AN ARC DISTANCE OF 98.65 FEET SOUTHEASTERLY OF THE POINT OF CURVE AND SAID POINT ALSO BEING A DISTANCE OF 259.9 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY (PROVISO-TECHNY LINE), TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID NORTHWEST HIGHWAY, WHICH IS A DISTANCE OF 344.5 FEET NORTHWESTERLY OF (MEASURED AT RIGHT ANGLES TO) THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY, A DISTANCE OF 146.78 FEET (AND LYING NORTHWESTERLY OF A LINE DRAWN 250 FEET (MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE CENTER LINE BETWEEN THE 2 TRACKS OF THE AFORESAID RAILWAY), IN COOK COUNTY, ILLINOIS.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

Copyright 2006-2016 American Land Title Association. All rights reserved.
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.
Reprinted under license from the American Land Title Association.



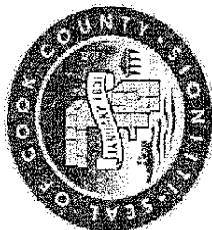
Commitment for Title Insurance (8-1-2016)

Page 3

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

04-Oct-2022



COUNTY:	200.00
ILLINOIS:	400.00
TOTAL:	600.00

09-17-102-005-0000

20220901628204

0-843-173-456

Property of Cook County Clerk's Office