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TRUSTEE'S DEED

Doc#: 2334641153 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/12/2023 11:57 AM Pg: 1 of 5

Dec ID 20231201686438
ST/CO Stamp 1-205-927-984 ST Tax \$1,075.00 CO Tax \$537.50

This indenture made this **4TH** day of **DECEMBER, 2023** 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 **1ST** day of **JULY, 1995** and known as Trust Number: **95-6296** party of the first part, and

10/3

MP OFFICES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part,

AI

Reserved for Recorder's Office

whose address is:
512 CHESTNUT ST., #414, WINNETKA, IL 60093

Xoaras

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:

CC# 2207326LB

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: **479 BUSINESS CENTER DRIVE, MT. PROSPECT, IL 60056**

Permanent Tax Number: **03-35-102-010-0000 and 03-35-102-012-0000**

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.



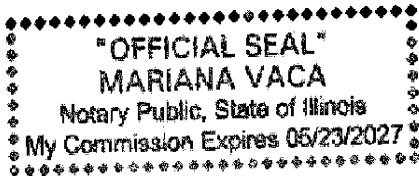
CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Ryan O'Reilly*
Ryan O'Reilly - 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.

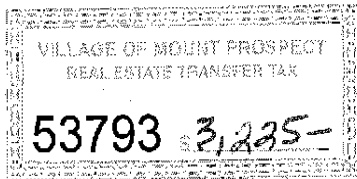
Given under my hand and Notarial Seal this **4TH** day of **DECEMBER, 2023**.



Mariana Vaca
NOTARY PUBLIC

This instrument was prepared by:

Ryan O'Reilly
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603



AFTER RECORDING, PLEASE MAIL TO:

NAME MP OFFICES LLC

ADDRESS 512 chestnut, unit 414

CITY, STATE Winnetka, IL 60093

SEND SUBSEQUENT TAX BILLS TO:

NAME MP OFFICES LLC

ADDRESS 512 chestnut, unit 414

CITY, STATE Winnetka, IL 60093

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LEGAL DESCRIPTION

LOT 109 IN KENSINGTON CENTER PHASE 3-A, BEING A SUBDIVISION AND A RESUBDIVISION IN PART OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT RECORDED MAY 4, 1981 AS DOCUMENT NO. 25859082.

Subject to:

1. Utility easements of record.
2. General real estate taxes for 2023 and subsequent years.
3. Rights of way for drainage tile, ditches, feeders and lateral, if any.
4. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
5. Grant of easement to the County of Cook, a Municipal corporation by Marie Piepenbrink, and others dated November 1, 1937 and recorded September 10, 1941 as document no. 12753770 over part of the Land for the purpose of laying and maintaining tile, drains, catch basins with the right of entry thereon or repair, and the provisions relating thereto.
6. Rights of the public, the State of Illinois and the Municipality in and to that part of the Land, if any, taken or used for road purposes.
7. Easement rights, if any, of Northern Illinois Gas Company, its successors and assigns in the Land. (g) Six inch water main along the East 317 feet of the South line of the Land and along the West 914 feet of the East 2388.78 feet of the South line of the Land.
8. Ten inch sanitary sewer along the perimeter of the underlying Land and other property taken as a tract.
9. Terms, conditions, provisions and limitations as contained in Ordinance granting specific variations for property commonly known as the Ni-Gas Property recorded October 2, 1979 as document no. 25173362.
10. Utility easement as shown on the Plat of Kensington Center Phase 1 recorded October 2, 1979 as document no. 25173362, also as shown on Plat of Kensington Center Phase Three-A recorded May 4, 1981 as document no. 25859082, and the provisions relating thereto, over the following premises: 10 feet along the West Line of Lot 109 and other property.
11. Easement for sewer as shown on Plat of Kensington Center Phase 1 recorded October 2, 1979 as document no. 25173362, also as shown on Plat of Kensington Center Phase 3-A recorded May 4, 1981 as document no. 25859082, and the provisions relating thereto, over the following described premises: 10 feet along the North and South lines of Lot 109.
12. Easement over the Land for the purpose of installing and maintaining all equipment necessary to serve the subdivision and other land with telephone and electric service, together with right to overhang aerial service wires and the right of access to such wires, and the provisions relating thereto, as created by Grant to Illinois Bell Telephone Company, Commonwealth Edison Company, and Northern Illinois Gas Company, and their respective successors and assigns, as shown on the plat of subdivision recorded October 2, 1979 as document no. 25173362. Affects a strip of Land along the West line of Lot 109 and other property.

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13. Easement, terms, provisions, conditions and limitations of the Drainage, Recreation and Access Easement Agreement made by and between Opus Corporation, a Minnesota corporation and Alscor Investors Joint Venture, a joint venture, American National Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, recorded March 7, 1983 as document no. 26526919 and filed January 10, 1984 as document no. LR3349860. Affects the Land and other property.
14. Easement Agreement made by and between American National Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771, Northern Illinois Gas Company, an Illinois corporation (Ni-Gas), and Rauenhorst Corporation, a Minnesota corporation, for the construction and operation of a sanitary sewer line and related facilities and a water main and related facilities, and the provisions relating thereto, recorded August 5, 1982 as document no. 26312347. Affects the Land and other property.
15. Easement Agreement made by and between American National Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust number 45771, Northern Illinois Gas Company, and Rauenhorst Corporation, a Minnesota corporation, granting a perpetual easement for the construction, operation, maintenance, repair, and replacement of a storm water detention pond and related and ancillary facilities, over, across, upon, under and through the grantor's property, and the provisions relating thereto, recorded April 13, 1982 as document no. 26199342. Affects the Land and other property.
16. Terms, provisions, conditions and limitations of the Ordinance of Kensington Center Phase Three-A granting specified variations from the Zoning Ordinance of the Village of Mt. Prospect, recorded May 4, 1981 as document no. 25859082. Affects the Land and other property.
17. Terms, provisions, conditions and limitations of the Ordinance granting specified variations for the Rauenhorst Property, recorded July 3, 1980 as document no. 25504660. Affects the Land and other property.
18. Easement in favor of Northern Illinois Gas Company, its successors and assigns, for laying, maintaining, operating, renewing, replacing and removing underground gas mains and any necessary underground gas facilities, together with the right of access thereto, and the provisions relating thereto, as created by Grant recorded as document no. 25541563. Affects that part of the Land which falls within the South 10 feet of the North 86 feet and the East 10 feet (except the North 81 feet) of Lot 9 in Kensington Center, Phase One. Affects the Land and other property.
19. Grant of Easement made by Rauenhorst Corporation to the Commonwealth Edison Company and Central Telephone Company, an Illinois corporation, granting an easement to construct, operate, maintain, renew, relocate and remove from time to time poles, wires, cables, conduits, manholes, transformers, pedestals and other facilities used in connection with overhead and underground transmission and distribution of electricity, sounds and signals, together with right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant herein given, in, over, under, across, along and upon the property shown on Exhibit A, recorded March 4, 1980 as document no. 25380235.

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20. Easement Agreement dated December 16, 1980 made by and between American National Bank of Chicago, as trustee under trust agreement dated February 10, 1979 and known as trust number 45771, Northern Illinois Gas Company an Illinois corporation and Rauenhorst, granting an easement for the construction, operation, maintenance, repair and replacement of storm water retention pond and related and ancillary facilities, including a storm water sewer line, over, across, upon, under and through a part of the Land as shown therein, recorded February 23, 1981 as document no. 25783376. Affects the Land and other property.

21. Easement Agreement dated April 25, 1980 and recorded January 30, 1981 as document no. 25757925 made by and between Rauenhorst Corporation, a Minnesota corporation, Chicago Title and Trust Company, and American National Bank of Chicago, as Trustee under Trust Agreement dated February 10, 1979 and known as Trust Number 45771 and Central Telephone Company of Illinois, granting an easement for construction, operation and maintenance of underground utility facilities, and the provisions relating thereto. Affects the Land and other property.

22. Encroachment of the road located mainly on the property South and West and adjoining onto the Land by approximately 30 feet, as shown on Plat of Survey Number 95-1991.1-3A.10-109 prepared by John D. Kebik & Associates dated July 5, 1995.

Property of Cook County Clerk's Office