

STEWART TITLE OF ILL.
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

UNOFFICIAL COPY

Reserved for Recorder's Office

TRUSTEE'S DEED

412728

This indenture made this 25th day of April, 2005, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as 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 27th day of September, 2000, and known as Trust Number 1108868, party of the first part, and



Doc#: 0513705174
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/17/2005 11:21 AM Pg: 1 of 3

JAMES MAGGIO and
NATHAN MELOTTE,

as tenants in common, not as joint tenants,

whose address is :

3116 West Lyndale
Chicago, IL 60647

party of the second part.

412728 - (1)

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:

LOT 15 IN BALL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 13-36-106-055-0000

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.

City of Chicago
Dept. of Revenue
379514



Real Estate
Transfer Stamp
\$2,887.50

05/11/2005 11:06 Batch 11818 35

3/8

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

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CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Sandra Prohaska*
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 25th Day of April, 2005.



David J. Lanciotti
NOTARY PUBLIC

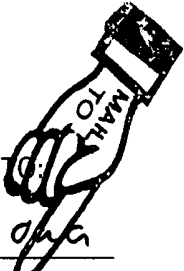
PROPERTY ADDRESS:
3116 West Lyndale
Chicago, IL 60647


This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
171 N. Clark Street
ML04LT
Chicago, IL 60601-3294


AFTER RECORDING, PLEASE MAIL TO:

NAME John C. Iacocca
ADDRESS 1 N. Franklin, 2625 OR BOX NO. _____
CITY, STATE Chicago, IL 60606

SEND TAX BILLS TO: Nathan Melotte
James Maggio
3116 West Lyndale
Chicago, IL 60647



STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
 MAY. 11. 05	0038500
# 0000079731	FP326669
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
 MAY 11. 05	0019250
# 0000159616	FP326670
REVENUE STAMP	

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DEED ADDENDUM

This Addendum is attached to and made a part of that certain Trustee's Deed, issued by Chicago Title Land Trust Company, not individually but as Trustee under Trust Agreement #1108868, to James Maggio and Nathan Melotte, for the property at 3116 W. Lyndale, Chicago, Illinois.

1. It is a condition of this sale that Buyers will use this property as their principal residence for a period not less than three (3) years.
2. It is a condition of this sale that Buyers meet the income eligibility requirements established by the City of Chicago and the US Department of Housing and Urban Development to qualify as an initial homebuyer for the purchase of this property.
3. It is a condition of this sale that Buyer shall offer the rental unit, if any, at a rent that is affordable to a family earning not more than 115% of Area Median Income, adjusted for family size, as defined by the US Department of Housing and Urban Development. "Affordable" means that the unit cost does not exceed the fair market rent for the area, or cost the family occupying the unit more than 30% of their annual income. Notwithstanding this provision, Buyers shall use their best efforts to rent such units to families earning less than 80% of Area Median Income. Buyer shall verify rent levels to Seller at Seller's request, by presentation of a copy of the lease or a rent receipt.
4. If Buyer shall fail to comply with the above conditions, at Beneficiary's election, the property will revert back to the Beneficiary of the above-named trust.
5. This Deed Restriction shall expire of its own terms three (3) years after recording.