

UNOFFICIAL COPY

Reserved for Recorder's Office



Doc#: 0624212055 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/30/2006 01:01 PM Pg: 1 of 3

TRUSTEE'S DEED

This indenture made this 17th day of July, 2006, between **CHICAGO TITLE LAND TRUST COMPANY** successor trustee to **LASALLE BANK NATIONAL ASSOCIATION** successor trustee to **AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO**, 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 10th day of February, 1995 and known as Trust Number 120083-06, party of the first part, and **Good Coffee II LLC**, an Illinois limited liability company whose address is 3150 W. Palmer, Chicago, IL 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:

Lot 21 in John N. Mason's Subdivision of that part of Lot 5 and the South 33 feet of lot 3 lying West of Oakley Street in the Assessor's Division of unsubdivided lands in the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the third Principal Meridian, in Cook County, Illinois.

Permanent Tax Number: 14-31-327-037-0000

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.

RECORDED
INDEXED

8/23/06

Eugene "Gene" Moore
Cook County Recorder of Deeds

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 Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as Aforesaid

By: Nancy A. Carlin
Nancy A. Carlin
Trust Officer

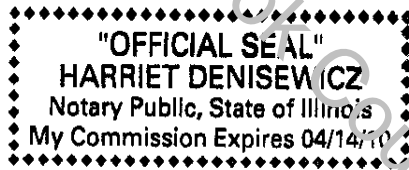
State of Illinois
County of Cook

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 Trust Officer 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 Trust Officer 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 23rd day of August, 2006.

PROPERTY ADDRESS:
2324 W. North Avenue
Chicago, IL



Harriet Denesewicz
NOTARY PUBLIC

This instrument was prepared by: Nancy A. Carlin
CHICAGO TITLE LAND TRUST COMPANY
181 W. Madison Street
17th Floor
Chicago, IL 60602

AFTER RECORDING, PLEASE MAIL TO:

NAME Kenneth A. Goldstein Esq.
ADDRESS 180 N. LaSalle St #3700 OR BOX NO. _____
CITY, STATE Chicago, IL 60601
SEND TAX BILLS TO: North Clybourn Group
2324 W North Avenue
Chicago, IL 60647

UNOFFICIAL COPY



EUGENE "GENE" MOORE

RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 29, 2006

By: [Signature]
Authorized Representative, Grantor

Subscribed and sworn to before me by the said

this 29 day of August, 2006

Notary Public [Signature]

The Grantee or is/her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated August 29, 2006

Signature: [Signature]
Authorized Representative, Grantee

Subscribed and sworn to before me by the said

this 29 day of August, 2006

Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

180 NORTH LASALLE, SUITE 3700 CHICAGO, ILLINOIS 60601 PHONE (312) 606-3200 FAX (312) 606-3232