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Doc#: 0634505118 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/11/2006 10:41 AM Pg: 1 of 5

TRUSTEE'S DEED

LT-62675

This indenture made this 22ND, Day of **November 2006**, 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 **December 1998**, and known as Trust Number **11853** and party of the first part, and

RAMON ZEPEDA AND IGNACIO ZEPEDA, NOT AS JOINT TENANTS BUT AS TENANTS IN COMMON.

Whose address is:

**2024 N. SAWYER AVENUE
CHICAGO, ILLINOIS 60647**

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:

FOR LEGAL DESCRIPTION SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Numbers: see rider attached hereto 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.

**Commercial Land Title Insurance Co.
134 N. LaSalle, Suite 2000
Chicago, IL 60602**

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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.



CHICAGO TITLE LAND TRUST COMPANY,
as successor Trustee as Aforesaid

By: *[Signature]*
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 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 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 27th day of November, 2006.



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
See rider attached hereto.

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

AFTER RECORDING, PLEASE MAIL TO:

NAME BETRIZ BETANCOURT, Esq

ADDRESS 2651 N. Milwaukee OR BOX NO. _____

CITY, STATE CHICAGO, IL 60647

SEND TAX BILLS TO: Ramon Yeguda
2024 N. SAWYER
CHICAGO, IL 60647

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LEGAL DESCRIPTION

LOT 3 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-36-302-003-0000
PROPERTY ADDRESS: 3065 W. ARMITAGE
CHICAGO, ILLINOIS 60657

ALSO

LOT 1 AND 2 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 13-36-302-004, 13-36-302-005
PROPERTY ADDRESS: 3061 WEST ARMITAGE
CHICAGO, ILLINOIS 60647

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CHICAGO TITLE INSURANCE COMPANY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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 an 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

Date: 11/22/08

Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 22nd DAY OF November 2008



NOTARY PUBLIC [Signature]

The grantee or his 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 and hold title to real estate under the laws of the State of Illinois.

Date: 11/22/08

Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 22nd DAY OF November 2008



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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

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Property Description

LOT 1 AND 2 IN BLOCK 1 IN S. DELAMATER'S SUBDIVISION OF THE EAST 128 FEET OF THE WEST 19 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PIN# 13-36-302-004-0000 AND 13-36-302-005-0000

CKA: 3061 WEST ARMITAGE AVENUE, CHICAGO, ILLINOIS 60647

Property of Cook County Clerk's Office