

UNOFFICIAL COPY

11/3 TRUSTEE'S DEED

120600400915  
This indenture made this 19<sup>th</sup> day of December, 2012 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, successor trustee to North Star Trust Company 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 9<sup>th</sup> day of September, 2009 and known as Trust Number 09-11875 party of the first part, and Kingsguard Properties, LLC, whose address is P. O. Box 80649, Chicago, IL 60680, party of the second part.



Doc#: 1300918046 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2013 02:01 PM Pg: 1 of 3

**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 HERETO AND MADE A PART HEREOF.**

Property Address: **PARCEL 1: 9603 S. GREENWOOD CHICAGO, IL 60628**  
**PARCEL 2: 8845 S. CALUMET, CHICAGO, IL 60619**  
**PARCEL 3: 12766 S. UNION AVENUE, CHICAGO, IL 60628**

Permanent Index No. **PARCEL 1: 25-11-107-002**  
**PARCEL 2: 25-03-114-040**  
**PARCEL 3: 25-33-102-035**

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.

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 Trustee as Aforesaid

By: \_\_\_\_\_

*Eva Higi*  
Eva Higi, Trust Officer

**UNOFFICIAL COPY**City of Chicago  
Dept. of Finance

635361

Real Estate  
Transfer  
Stamp

\$2,761.50

Batch: 5,770,683

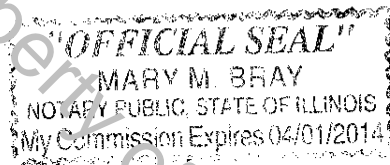
State of Illinois )  
 ) ss  
County of Lake )

1/9/2013 13 13

d:00193

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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 20<sup>th</sup> day of December, 2012.



*Mary M. Bray*  
NOTARY PUBLIC

PROPERTY ADDRESS:


PARCEL 1: 9603 S. GREENWOOD, CHICAGO, IL 60628  
PARCEL 2: 8845 S. CALUMET, CHICAGO, IL 60619  
PARCEL 3: 12766 S. UNION AVENUE, CHICAGO, IL 60628


This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
1701 Golf Road, Suite 1-101  
Rolling Meadows, IL 60008

AFTER RECORDING, PLEASE MAIL TO:

NAME James P. Avarca  
ADDRESS 223 W. Jackson, # 620 OR BOX NO. \_\_\_\_\_  
CITY, STATE Chicago, IL 60606

SEND TAX BILLS TO: Jonathan Strauss  
Kingsguard Properties, LLC  
P.O. Box 804899  
Chicago, IL 60680

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
		00263.00	
JAN.-9.13		# 0000012935	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103037	

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX	
		00131.50	
JAN.-9.13		# 0000012795	
REVENUE STAMP		FP 103042	

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## LEGAL DESCRIPTION

**PARCEL 1: LOT 2 IN BLOCK 27 IN COTTAGE GROVE HEIGHTS ADDITION, BEING A SUBDIVISION OF PART OF THE NORTH ½ OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: LOT 16 (EXCEPT THE SOUTH 8 FEET THEREOF) AND THE SOUTH 13 FEET OF LOT 15 IN BLOCK 2 IN W.K. GORES SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 3: LOT 19 IN BLOCK 2 IN NEW ROSELAND, A SUBDIVISION OF PART OF FRACTIONAL SECTION 33, NORTH OF THE INDIAN BOUNDARY LINE, AND PART OF FRACTIONAL SECTION 28 AND SECTION 33, SOUTH OF THE INDIAN BOUNDARY LINE, IN TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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Permanent Index No. **PARCEL 1: 25-11-107-<sup>002</sup>~~001~~**  
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