

# UNOFFICIAL COPY

**This instrument prepared by:**

Paul K. Binder  
4165 N. Lincoln Ave.  
Chicago, IL 60618



Doc#: 1310826065 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2013 10:54 AM Pg: 1 of 3

**Mail future tax bills to:**

Scott Dolan  
1627 W. Carmen Ave.  
Chicago, IL 60640

**Mail this recorded instrument to:**

NANCY J NICOL  
The SULLIVAN FIRM  
2550 W Golf 101  
Rolling Meadows,  
IL 60614

130604900104

**TRUSTEE'S DEED**

This Indenture, made this 18th day of March, 2013, between RAMONA L. WALLIS AND LARRY D. LEACH, AS TRUSTEES UNDER THE LARRY D. LEACH AND RAMONA L. WALLIS LIVING TRUST, DATED SEPTEMBER 30, 2011, party of the first part, and SCOTT DOLAN, of 1663 W. Carmen Avenue, Chicago, Illinois, party of the second part.

**Witnesseth.** That said party of the first part, in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, State of Illinois, to wit:

Lot 23 in the subdivision of Lots 4, 5 and 6 (except the East 33 feet of Lot 4) in Block 3 in Andersonville, being a subdivision of the NorthEast 1/4 of the SouthEast 1/4 of Section 7, and so much of the NorthWest 1/4 of the SouthWest 1/4 of Section 8, as lies West of the Green Bay Road (now Clark Street) in Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 14-07-409-033  
Property Address: 1627 W. CARMEN AVE., CHICAGO IL 60640

together with the tenements and appurtenances thereunto belonging.

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

**To Have and To Hold** the same unto said party of the second part, and to the proper use, benefit, and behold 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 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.

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., STE 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Ramona Wallis  
Trustee

Larry D. Leach  
Trustee

Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

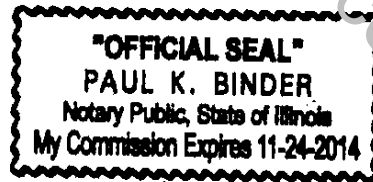
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RAMONA L. WALLIS AND LARRY D. LEACH, AS TRUSTEES UNDER THE LARRY D. LEACH AND RAMONA L. WALLIS LIVING TRUST, DATED SEPTEMBER 30, 2011, as Trustees aforesaid, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trustees, appeared before me this date in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.



Given under my hand and Notarial Seal this  
18th day of March, 2013.

Paul K. Binder  
Notary Public


This property is exempt under paragraph E of the Real Estate Transfer Tax Act (35 ILCS 200/31-45)

PKB As Agent. Date- 3/21/13



REAL ESTATE TRANSFER	03/26/2013
 	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

14-07-409-033-0000 | 20130301605163 | VBKWZB

REAL ESTATE TRANSFER	03/26/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

14-07-409-033-0000 | 20130301605163 | DS611J

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 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.

Dated 3/18/13

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before me this

12th day of April, 2012  
Day Month Year



[Signature]  
Notary Public

The grantee or the grantee's 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.

Dated 3/18/13

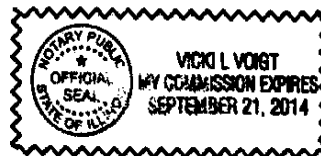
[Signature]  
Signature of Grantee or Agent

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

12th day of April, 2012  
Day Month Year



[Signature]  
Notary Public