

UNOFFICIAL COPY

1303-51789

TRUSTEE'S DEED



Doc#: 1312854013 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/08/2013 10:01 AM Pg: 1 of 4

This indenture made this 16th day of April, 2013, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, 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 25th day of April, 2005 and known as Trust Number 1114300 party of the first part, and JW REAL ESTATE, INC., whose address is: 1411 McHenry Road, 226, Buffalo Grove, Illinois 60089, 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:

RESERVED FOR RECORDER'S OFFICE

Lot 30 in Block 3 in Rossell's Bonnie Brae Addition to River Forest, being a subdivision of the North half of the East half of the North East quarter of Section 1, Township 39 North, Range 12, East of the Third Principal Meridian (except therefrom the West 33 feet and the South 33 feet thereof deeded to Village of River Forest for street purposes) in Cook County, Illinois.

Permanent Tax Number: 15-01-203-026

1526 Clinton Place, River Forest, IL
60305

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 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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By Margaret O'Donnell
Assistant Vice President

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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 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 **16th** day of **April, 2013**.



[Handwritten Signature]

NOTARY PUBLIC

PROPERTY ADDRESS:
1526 Clinton Place
River Forest, Illinois 60305

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
110 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME IRA M. KANN

ADDRESS 640 N. LaSalle Street, suite 285

CITY, STATE Chicago, IL 60654

SEND TAX BILLS TO:

NAME J W Real Estate, Inc

ADDRESS 1411 McHenry Rd, suite 226

CITY, STATE Buffalo Grove, IL 60089

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LOT 30 IN BLOCK 3 IN ROSSELL'S BONNIE BRAE ADDITION TO RIVER FOREST BEING A SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THEREFROM THE WEST 33 FEET AND THE SOUTH 33 FEET THEREOF DEEDED TO VILLAGE OF RIVER FOREST FOR STREET PURPOSES) IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 15-01-203-026

COMMONLY KNOWN AS: 1526 CLINTON PLACE, RIVER FOREST, IL 60305

Property of Cook County Clerk's Office

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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 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: 4.16, 2013

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by said person this 16 day of April
[Handwritten Signature]
Notary Public

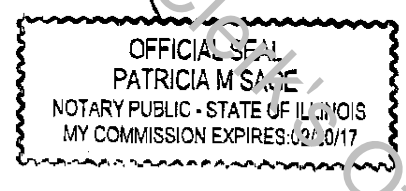


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: 4.14 2013

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me by said person this 16 day of April
[Handwritten Signature]
Notary Public



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.)