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TRUSTEE'S DEED

Reserved for Recorder's Office



Doc#: 1317004049 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2013 11:27 AM Pg: 1 of 3

8/18/26 3 107-2

This indenture made this 24th day of May, 2013 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 September, 1961, and known as Trust Number 11302 party of the first part, and

5254 N. DAMEN LLC, an Illinois Limited Liability Company party of the second part

whose address is :
4043 N. Ravenswood Avenue
Suite 1210
Chicago, IL 60613

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:

LOTS 1 AND 2 IN ROBEY FOSTER SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 5258 N. DAMEN AVENUE, CHICAGO, IL 60625
Permanent Tax Number: 14-07-119-026-0000

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.

Box 400-CTCC

S Y
P 3
S 1
SC Y
INT AB

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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



Karen M. Finn

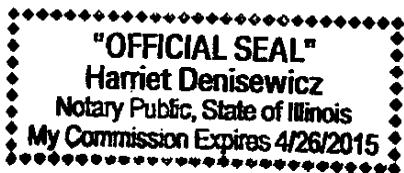
Karen M. Finn
Asst. V.P. & Trust Officer

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 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 he/she signed and delivered the said instrument as his/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 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 24th day of May, 2013.



Harriet Denisewicz
NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME PHILLIP GROSSMAN

ADDRESS 8707 SKOKIE BLVD. #202

CITY, STATE SKOKIE, IL 60077

SEND TAX BILLS TO: 5224 N. DAMEN, LLC

4034 N. RAVENSWOOD AVE SUITE 1210

CHICAGO, IL 60613

REAL ESTATE TRANSFER 05/31/2013



COOK \$800.00
ILLINOIS: \$1,600.00
TOTAL: \$2,400.00

14-07-119-026-0000 | 20130501605521 | 6F4X1U

REAL ESTATE TRANSFER 05/31/2013



CHICAGO: \$12,000.00
CTA: \$4,800.00
TOTAL: \$16,800.00

14-07-119-026-0000 | 20130501605521 | 060945

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EXHIBIT "A"

Subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; encroachments which do not affect the use of the Property; party wall rights; zoning and other laws and ordinances; drainage ditches, feeders, laterals and drain tile, sewers, water pipes and pipe or other conduit and agreements; rights of way and easements relating thereto; any lien, encumbrance or claim against title to the Property and/or the improvements of any kind incurred or assumed by Buyer; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing

Property of Cook County Clerk's Office