

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office



Doc#: 1410034090 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/10/2014 01:55 PM Pg: 1 of 3

This indenture made this 29th day of November, 2012 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 8th day of October, 1987 and known as Trust Number 25-8655 party of the first part, and

**MICHAEL SVIGOS AND JOHN SVIGOS, AS JOINT TENANTS**  
party of the second part

whose address is :

580 N. BANK LANE, SUITE 33,  
LAKE FOREST, IL 60045

**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:

PARCEL 1: THE WEST HALF OF LOT 10, ALL OF LOT 11, ALL OF LOT 12 AND THE EAST HALF OF LOT 13, IN BLOCK 5 IN THE SUBDIVISION OF BLOCKS 4, 5, 6, 7, 8 AND 9 IN SIMON'S SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST HALF OF LOT 8, ALL OF LOT 9, THE EAST HALF OF LOT 10 IN BLOCK 5 IN DREW AND OTHER'S SUBDIVISION OF BLOCK 4 TO 9 IN SIMON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 3527 W. Armitage, Chicago, Illinois 60647

Permanent Tax Number: 13-35-401-044-0000

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.**

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This transfer is exempt under the provisions of paragraph e, Section 31-45, of the Real Estate Transfer Tax Law.

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: *Sandra Russell*  
Sandra T. Russell - Trust Officer - Asst. V.P.

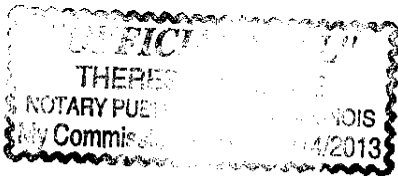
State of Illinois  
County of Cook

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 28th day of November, 2012

*Theresa M. Johnson*  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street  
Suite 2750  
Chicago, Illinois 60603

AFTER RECORDING, PLEASE MAIL TO:


NAME \_\_\_\_\_



ADDRESS \_\_\_\_\_

CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO: \_\_\_\_\_

Exempt under the provisions of paragraph e, Section 4, of the Real Estate Transfer Act 4/10/14  
*Nickolas*

<b>REAL ESTATE TRANSFER</b>		04/10/2014
	<b>CHICAGO:</b>	\$0.00
	<b>CTA:</b>	\$0.00
	<b>TOTAL:</b>	\$0.00
13-35-401-044-0000   20140401601487   L58QJH		

<b>REAL ESTATE TRANSFER</b>		04/10/2014
	<b>COOK</b>	\$0.00
	<b>ILLINOIS:</b>	\$0.00
	<b>TOTAL:</b>	\$0.00
13-35-401-044-0000   20140401601487   4A7XLG		

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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 April 9, 20 14

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Mike Sngos  
This 9<sup>th</sup> day of April, 20 14  
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 title to real estate under the laws of the State of Illinois.

Date April 9, 20 14

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said John Sngos  
This 9<sup>th</sup> day of April, 20 14  
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 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.)