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Doc#: 1422716076 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2014 02:56 PM Pg: 1 of 3

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this **15th** day of **August, 2014**, 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 **30th** day of **July, 1996**, and known as Trust Number **1103465**, party of the first part, and **Jeff BV - Commercial, LLC**, an Illinois Limited Liability Company

whose address is:

**7936 S. Cottage Grove
Chicago, Illinois 60619**

party of the second part.

WITNESSETH, That said party of

the first part, in consideration of the sum of **TEI 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 19, 20, 21, 22 AND 23 IN REIDS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS TRUSTEE'S DEED IS GIVEN BY GRANTOR AS A DEED IN LIEU OF FORECLOSURE WITHIN THE PURVIEW OF 735 ILCS 5/15-1401. IT IS THE PURPOSE AND INTENT OF THE GRANTOR AND GRANTEE THAT THE INTERESTS CONVEYED TO GRANTEE HEREUNDER SHALL NOT MERGE WITH THE INTEREST OF URBAN PARTNERSHIP BANK, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SHOREBANK, UNDER THAT CERTAIN MORTGAGE ("MORTGAGE"), EXECUTED BY GRANTOR IN FAVOR OF URBAN PARTNERSHIP BANK, AS SUCCESSOR IN INTEREST TO THE FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER FOR SHOREBANK, DATED MAY 20, 2003, AS AMENDED, SUPPLEMENTED OR MODIFIED FROM TIME TO TIME, AND RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0316939109, AND THE FEE INTEREST CONVEYED HEREUNDER SHALL REMAIN SUBJECT TO SUCH MORTGAGE.

Permanent Tax Number: 20-27-425-038-0000

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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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 successor trustee as aforesaid

By: Harriet Denisevicz
Harriet Denisevicz
Trust Officer

State of Illinois)
) ss.
County of Cook)

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 15th day of August, 2014.



Grace Makin
NOTARY PUBLIC

PROPERTY ADDRESS
7852-56 S. EBERHART
CHICAGO, ILLINOIS

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

AFTER RECORDING, PLEASE MAIL TO:
NAME _____
ADDRESS _____
CITY, STATE, ZIP CODE _____

SEND TAX BILLS TO:
NAME: Jeff BV - Commercial, LLC
ADDRESS 7936 S. Cottage Grn
CITY, STATE, ZIP CODE Chicago IL 60619

This document is exempt from real estate transfer taxes under 35 ILCS 200/31-45(L)
8/15/14 Aracelis G. Mesa, Rep
Date Buyer, Seller, Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its/his/her agent affirms that, to the best of its/his/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 title to real estate under the laws of the State of Illinois.

Dated 8/15/14

Signature [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 15th DAY
OF AUGUST, 2014.

[Handwritten Signature]
NOTARY PUBLIC



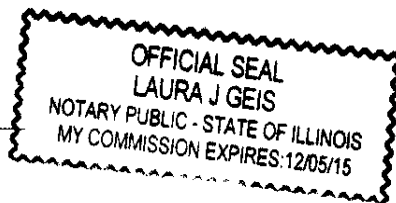
The grantee or its/his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8/15/14

Signature [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO
BEFORE ME THIS 15th DAY
OF AUGUST, 2014.

[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.