

UNOFFICIAL COPY

Owner Chicago Title Land Trust
Company, as Successor
Trustee to American National
Bank and Trust Company of
Chicago, as Trustee under
Trust Agreement dated April 1,
1986 known as Trust No. 67081

Address 1949 West Fullerton
Avenue, Chicago, Illinois 60614

Route Damen, Elston & Fullerton

County Cook

Job No. R-88-001-10

Parcel No. 0080007

P.I.N. No. 14-31-203-001

Section 05-B1501-00-PV

Station 298+64.77 to

Station 299+59.37



Doc#: 1430145005 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/28/2014 08:40 AM Pg: 1 of 6

TRUSTEE'S DEED

Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 1, 1986 known as Trust No. 67081, as Trustee, (Grantor), for and in consideration of Seventy-Eight Thousand and 00/100's Dollars (\$78,000.00), receipt of which is hereby acknowledged, grants, quit claims and conveys to the City of Chicago, a municipal corporation, (Grantee), all the existing legal and equitable rights of the Grantor in the premises described herein, and, without limitation, any after acquired title in the described premises:

See attached legal description.

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

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Dated this 2ND day of June, 2014.

CHICAGO TITLE LAND TRUST COMPANY is successor Land Trustee to LaSalle Bank National Association and all references within this DEED document to LaSalle Bank National Association shall be deemed to mean CHICAGO TITLE LAND TRUST COMPANY as Successor Trustee



Chicago Title Land Trust Company,
as Successor Trustee

Corporation Name

By:

[Handwritten Signature]

Signature as Trustee

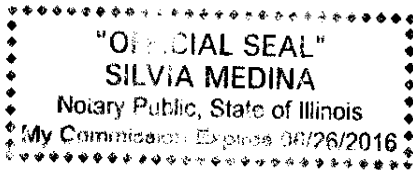
KAREN MICHEL

Print Name

State of Illinois)
County of Cook) ss

This instrument was acknowledged before me on June 2, 2014, by KAREN MICHEL, as ASST VP

of Chicago Title Land Trust Company, as Successor Trustee to American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated April 1, 1986 known as Trust No. 67081.



(SEAL)

[Handwritten Signature]
Notary Public

My Commission Expires: _____

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

06/02/14
Date

[Handwritten Signature]
Buyer, Seller or Representative

This instrument was prepared by:

Mark D. Mathewson
Mathewson Right of Way Company
30 N. LaSalle Street, Suite 2400
Chicago, IL 60602

Taxes and Grantee's Address:

City of Chicago
30 N. LaSalle Street, Suite 400
Chicago, IL 60602

Return to: MAM - 200860 - 5205
Wheatland Title Guaranty
105 W. Veterans Parkway, Yorkville, IL 60550 (162)

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ROUTE: FAU RTE 2850, FAU RTE 3528, FAU
RTE 1376

SECTION: 05-B1501-00-PV

COUNTY: COOK

JOB NUMBER: R-88-001-10

PARCEL: Parcel 0J80007

STATION: 298+64.77 (Damen Ave.)

TO STATION: 299+59.37 (Damen Ave.)

OWNER: American National Bank and Trust
Company of Chicago (or its
successor) as Trustee under Trust
Agreement dated April 1, 1986
known as Trust No. 67081


INDEX: 14-31-203-001



Parcel 0J80007

That part of Lot 1 in Fullerton's Addition to Chicago in Section 31, Township 40 North, Range 14, East of the Third Principal Meridian recorded May 7, 1879 as Document Number 221101, in Cook County, Illinois, more particularly described as follows:

Beginning at the northwest corner of said Lot 1, thence easterly on an assumed bearing of North 89 degrees 59 minutes 35 seconds East along the north line of said Lot, a distance of 16.77 feet; thence South 46 degrees 36 minutes 26 seconds West, 20.90 feet; thence South 0 degrees 34 minutes 14 seconds East, 80.23 feet to the southwesterly line of said Lot; thence North 46 degrees 11 minutes 52 seconds West along said line, 1.90 feet to the westerly line of said Lot; thence North 0 degrees 37 minutes 05 seconds West along said line, 93.27 feet to the Point of Beginning.

The parcel described above containing 0.006 acre, more or less.

REAL ESTATE TRANSFER TAX		28-Oct-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
14-31-203-001-0000 20141001635759 1-660-517-504		

REAL ESTATE TRANSFER TAX		28-Oct-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-31-203-001-0000 20141001635759 1-188-723-840		

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

}

COUNTY OF COOK

Jory Wishnoff, being duly sworn on oath, states that he resides at 30 N. LaSalle Street, Suite 2400, Chicago, Illinois 60602. That the attached deed is not in violation of 765ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed;

OR

the conveyance fails in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.

3. The division of Lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.

4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.

5. The conveyance of parcels of land or interests therein for use of right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.

6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

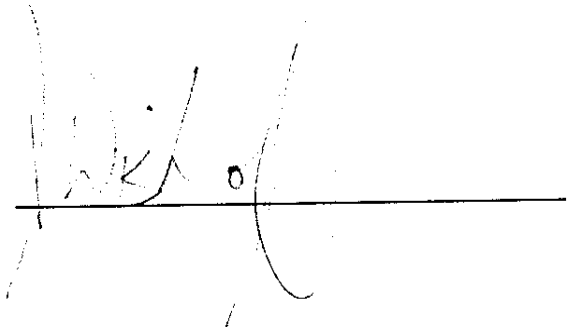
8. Conveyances made to correct descriptions in prior conveyances.

9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

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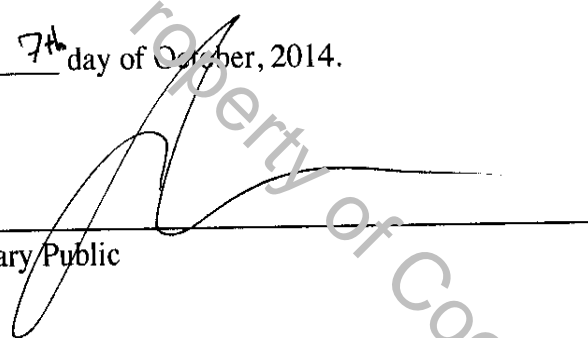
Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.



SUBSCRIBED and SWORN to before me

this 7th day of October, 2014.

Notary Public



Property of Cook County Clerk's Office

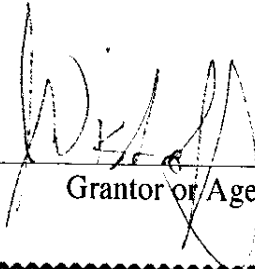
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STATEMENT BY GRANTOR AND GRANTEE

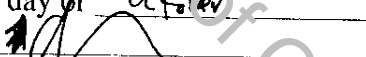
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

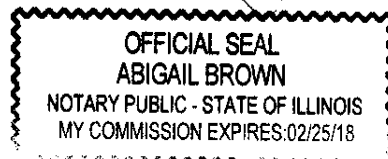
Dated 10/13/14

Signature:



Grantor or Agent

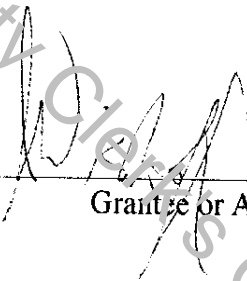
Subscribed and sworn to before me
By the said Jmy Wishnoff
This 7, day of October, 2014
Notary Public 



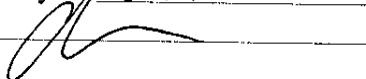
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

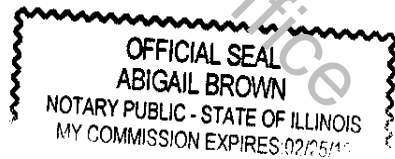
Dated 10/7/14

Signature:



Grantee or Agent

Subscribed and sworn to before me
By the said Jmy Wishnoff
This 7, day of October, 2014
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)