

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made the 20th day of November, 2014, between **CHICAGO TITLE LAND TRUST COMPANY**, as Successor Trustee to North Star Trust Company, as Successor Trustee to Park National Bank, as Successor Trustee to under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated 6th day of June, 1996, and known as Trust Number 30463, party of the first part and **JJ Linik, LLC**, party of the second part.

Whose address:  
**7327 N. Rodgers Avenue  
Chicago, Illinois 60626**

**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** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A'

P.I.N. 11-30-417-004-0000 & 11-30-417-005-0000

Property Address: 7327 N. Rodgers Avenue, Chicago, Illinois 60626

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 the second part. 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 delivery hereof.

**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 thereof.**



Doc#: 1434913091 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/15/2014 02:12 PM Pg: 1 of 4

Reserved for Recorder's Office

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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

By: \_\_\_\_\_  
Mario V. Gotanco, Assistant Vice President

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 Mario V. Gotanco, 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 Assistant Vice President appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his 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 own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 4th day of December, 2014.

\_\_\_\_\_  
NOTARY PUBLIC



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

**MAIL DEED TO:** Law Offices of Kulas & Kulas, P.C.  
**NAME:** Paul J. Kulas  
**ADDRESS:** 2329 W. Chicago Ave.  
**CITY, STATE, ZIP CODE:** Chicago, IL 60622  
**MAIL TAX BILLS TO:** JJ Linik, LLC  
**NAME:** George Shapkarov  
**ADDRESS:** P.O. Box 7012  
**CITY, STATE, ZIP CODE:** Deerfield, IL 60015

City of Chicago  
Dept. of Finance  
**679702**

12/15/2014 13:57  
dr00111



Real Estate  
Transfer  
Stamp  
**\$0.00**  
Batch 9,177,372

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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 3 ON TOUHY'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF BLOCK 3 AND 4 IN ROGERS PARK IN THE SOUTH EAST ¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 11-30-417-004-0000 and 11-30-417-005-0000

Property Address: 7327 N. Rodgers Avenue, Chicago, Illinois 60626

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said Ordinance.

11-20-14  
Date

[Signature]  
Buyer, Seller or Representative

Exempt under provisions of Paragraph (2) Section 4. of the Real Estate Transfer Tax Act.

11-20-14  
Date

[Signature]  
Attorney Representative

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.

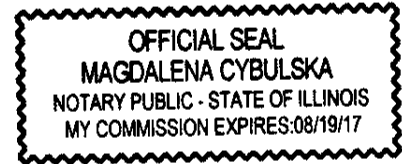
Dated: November 20th, 2014

Signature:

  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 20th day of November, 2014.

Notary Public Magdalena Cybulska



The grantee of 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, and Illinois corporation or foreign corporation authorize 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 Illinois.

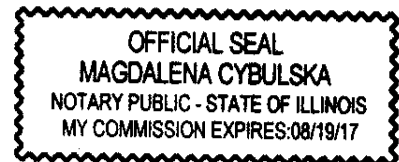
Dated: November 20th, 2014

Signature:

  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20th day of November, 2014.

Notary Public Magdalena Cybulska



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.)