

UNOFFICIAL COPY

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 11th day of **March, 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 24th day of **February, 1977**, and known as Trust Number **4011** party of the first part, and **JDP Investments, LLC, an Illinois Limited Liability Company** party of the second part.



Doc#: 1502316038 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/23/2015 12:14 PM Pg: 1 of 4

WHOSE ADDRESS IS:
**460 Podlin Drive
Franklin Park, IL 60131**

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: **460 Podlin Drive, Franklin Park, IL 60131**

Unincorporated Property

Permanent Tax Number: **12-19-100-023-0000**

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.

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 Trustee as Aforesaid



By: _____

Patricia L. Alvarez
Patricia L. Alvarez
Trust Officer

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 1, SECTION 17-1, REAL ESTATE TRANSFER ACT

BY: _____

Attorney or Representative

DATE: 3/12/14

UNOFFICIAL COPY

State of Illinois
County of Will

SS.

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 **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 **Trust Officer** 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 11th day of **March, 2014**.

Maureen Paige

NOTARY PUBLIC



This instrument was prepared by:
Patricia L. Alvarez
CHICAGO TITLE LAND TRUST COMPANY
1725 S. Naperville Road
Wheaton, IL 60189

AFTER RECORDING, PLEASE MAIL TO:

NAME: **JOHN E. DVORAK**
ADDRESS: **ATTORNEY AT LAW**
10560 W. Cermak Road
CITY, STATE, ZIP: **Westchester, Illinois 60154**

OR BOX NO.

SEND TAX BILLS TO:

NAME: **Daniel G. Payne**
ADDRESS: **460 Podlin Drive**
CITY, STATE, ZIP: **Franklin Park, IL 60131**

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the Northwest fractional 1/4 of Section 19, Township 40 North, Range 12, East of the 3rd Principal Meridian, described as follows: Commencing at the center line of Franklin Avenue and a point 500.0 feet (measured at right angles) East of the West line of said Section; thence South on a line 500.0 feet East of and parallel with the West line of said Section, 770.53 feet to the place of beginning; thence continuing South on said parallel line, 121.0 feet; thence East perpendicular to the last described line, 231.46 feet; then North parallel with the West line of said Section, 121.0 feet; then West to the place of beginning, in Cook County, Illinois.

Commonly known as: 460 Podlin Drive, Franklin Park, Illinois, 60131

P.I.N. 12-19-100-023-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 a 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 March 11, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 11th day of March, 2014.

Notary Public [Signature]

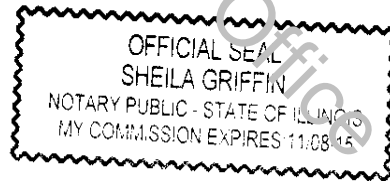


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated March 11, 2014. Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 11th day of March, 2014.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)