

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this **16TH** day of **MARCH, 2015**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **successor trustee to THE CHICAGO TRUST COMPANY, as successor trustee to THE CHICAGO TRUST COMPANY, as successor trustee to CHICAGO TITLE AND TRUST COMPANY**, as 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 **28TH** day of **FEBRUARY, 1975**, and known as Trust Number **1065891** party of the first part, and **Joseph J. Brown** WHOSE ADDRESS IS: **521 N. Hamlin Ave., Park Ridge, IL 60068** party of the second part.



Doc#: 1509256004 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/02/2015 02:19 PM Pg: 1 of 3

Reserved for Recorder's Office

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: LOT 75 IN FEUERBORN AND KLODE'S HOME RIDGE SUBDIVISION OF PART OF LOT 3 IN CHRISTIAN GRUPE'S SUBDIVISION ON THE SOUTH 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCE; 2: THE WEST HALF OF THAT PORTION OF THE VACATED ALLEY LYING EAST OF AND ADJOINING LOT 75 IN FEUERBORN AND KLODE'S HOME RIDGE SUBDIVISION OF PART OF LOT 3 IN CHRISTIAN GRUPE'S SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 521 N. HAMLIN AVE., PARK RIDGE, IL 60068

PERMANENT TAX NUMBER(S): 09-27-404-006-0000



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 35498

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: _____

[Signature]
Trust Officer

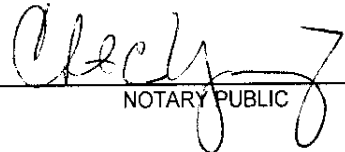
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State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 16TH day of **MARCH, 2015**.


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: Roy J. Brown
ADDRESS 609 S. Prospect Park Ridge IL 60067
CITY, STATE, ZIP CODE _____

OR BOX NO. _____

SEND TAX BILLS TO:

NAME Joseph J. Brown
ADDRESS 521 N. HAMLIN Pk
CITY, STATE, ZIP CODE Park Ridge IL 60067

**Exempt Under Provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.**

3/16/15 DA
Date Buyer, Seller Representative

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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.

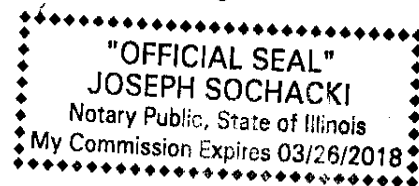
Dated 3/16/2015

Signature: x Roy Brown

Grantor or Agent

Subscribed and sworn to before me
by the said Agent
dated 3/16/2015

Notary Public Joseph Sochacki



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 3/16/2015

Signature: x Roy Brown

Grantee or Agent

Subscribed and sworn to before me
by the said Agent
dated 3/16/2015

Notary Public Joseph Sochacki



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.