UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 2nd day of April, 2012, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to Bridgeview Bank Group, 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 19th day of March, 2004, and known as Trust Number 1-3111, party of the first part, and

PBG Properties, LLC, an Illinois

Limited Liability Company

whose address is:

1970 N. Halsted

Chicago, Illinois 60614

party of the second part.

** 7317 39th St. LYOIS UC

Reserved for Recorder's Office



Doc#: 1517518050 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee; \$2,00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 06/24/2015 11:29 AM Pg: 1 of 3

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:

LOTS 9, 10 AND 11 IN BLOCK 6 IN THE RESUBDIVISION OF BLOCKS 6 AND 8 OF HAAS AND POWELL'S ADDITION TO RIVERSIDE, RECORDED AUGUST 24, 1896 IN BOOK 71, PAGE 25, LOCATED IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING: EXECUTION, DELIVERY AND ACCEPTANCE OF THIS TRUSTEE'S DEED SHALL NOT BE CONSTRUED TO CREATE OR EFFECTUATE A MERGER OF THE MORTGAGE LIEN HELD BY BRIDGEVIEW BANK GROUP WITH THE INTEREST CONVEYED UNDER THIS TRUSTEE'S DEED. BRIDGEVIEW BANK GROUP, ITS SUCCESSORS AND ASSIGNS SHALL RETAIN AND RESERVE THE RIGHT TO FORECLOSE THE LIEN OF THE MORTGAGE AGAINST ALL PERSONS CLAIMING ALL INTEREST IN, CR A LIEN ON, ANY OR ALL OF THE PROPERTY CONVEYED UNDER THIS TRUSTEE'S DEED.

Permanent Tax Number: 18-01-202-005-0000; 18-01-202-006-0000 AND 18-01-202-007-0000

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.

Exempt under provisions of Par. L. Sec. 200/31-45, Real Estate
Transfer Tax Het. X Jamie J Bons

1517518050 Page: 2 of 3

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 afforesaid

GEAL SINGS

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 he own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 25th day of April, 2012.

PROPERTY ADDRESS: 7317 39th Street Lyons, Illinois 60534 "OFFICIAL SFAL"
LOURDES MARTINEZ
Notary Public, State of ///inols
My Commission Expires 05/39/2013

This instructent was prepared by:
Harriet Denigewicz
CHICAGO TITLE LAND TRUST COMPANY
171 North Clark Streat
Suite 575
Chicago, IL 60601

AFTER RECORDING, PLEASE MAIL TO:

NAME LEVENFELD PEARTSFEIR LLC

ADDRESS 2N. LaSalle Str. 1300

CITY, STATE, ZIP CODE Chicago, IL 60602

SEND TAX BILLS TO:

NAME: 7317 39th St. Lyons LLC

ADDRESS: BRG- 7940 S. Harlim AVE.

CITY, STATE, ZIP CODE Bridguillo, IL 60455

Attn: Don Kurstein

1517518050 Page: 3 of 3

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 the 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

estate under the laws of the State of Illinois.	and authorized to do business or acquire title to real
Dated Royal 2, 2012 Si	gnature: Liller
900	Grantor or Agent 2
Subscribed and sworn to before	~~~~~~
me by the said CRANTOR	OFFICIAL SEAL
this 2 day of April , 2012.	JANIECE WATERS NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public: Conieg tale	MY COMMISSION EXPIRES:09/03/13
70 304	
The grantee or his agent affirms and verifies the	hat 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 of	or acquire and hold title to real estate in Illinois a
partnership authorized to do business or acquire	and hold fale to real estate in Illinois, or other entity
recognized as a person and authorized to do busi	ness or acquire and hold title to real estate under the
laws of the State of Illinois.	
Dated 6815	Signatura
Baica O ()	Signature: Signature: Agent
	Granice of Agent
	<u></u>
Subscribed and sworn to before	"OFFICIAL CENATION
me by the said Grantel	SATHLEEN CACICAPO
me by the said <u>Granfel</u> this gfl day of <u>June</u> , 2017.5	NOTASY PUBLIC STATE OF ALMOIS
Notary Public: Kattley Cacrepa	
NOTE:	

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.)