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Doc#: 1524429056 Fee: \$46.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
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### TRUSTEE'S DEED

This indenture made this 1st day of August, 2015, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as successor trustee to LaSalio Bank National Association, successor trustee to American National Bank and Trust Company of Chicago under the provisions of a deed or lesds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 5th day of December, 1986, and known as Trust Number 100785-09, party of the first part, and 4100 W. 35 Corp., an Illinois Corporation whose address is: 7421 W. Archer Avenue #1A Summit, Illinois 60501

Trust Number 100/85-05, rethe first part, and 4100 W. 35 Corp., an Illinois Corporation whose address is:
7421 W. Archer Avenue #1A
Summit, Illinois 60501
party of the second part.

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

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHIGH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

Permanent Tax Numbers: 16-34-209-009-0000 and 16-34-210-009-0000

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.

REAL ESTATE TRANSFER TAX		26-Aug-2015	
	192	COUNTY:	775.00
		ILLINOIS:	1,550.00
		TOTAL:	2,325.00
16-34-20	9-009-0000	20150801618152	0-585-783-168

REAL ESTATE TRANSFER TAX		26-Aug-2015
	CHICAGO:	11,625.00
	CTA:	4,650.00
	TOTAL:	16,275.00
40.24.200.000.0000	20150901619152	1 700 600 064

FIDELITY NATIONAL TITLE 999101945

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CCRD REVIEWER

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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 Aforesaid Trust Officer State of Illinois SS **County of Cook** I, the undersigned, a) lotary 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 Compary, and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company. Given under my hand and Notarial Seal this 1st day of August, 2015. **PROPERTY ADDRESS:** Vacant Land at: 3438 S. Pulaski Road and 3414 N. Keeler Avenue Chicago, Illinois "OFFICIAL SEAL" This instrument was prepared by: LIDIA MARINCA Harriet Denisev cz Notary Public, State of Illinois CHICAGO TITLE LAND TRUST COMPANY My Commission Expires 04/30/2018 10 South LaSalle Street **Suite 2750** Chicago, IL 60603 AFTER RECORDING, PLEASE MAIL TO NAME **ADDRESS** CITY, STATE **SEND TAX BILLS TO:** NAME Archer Ave., Suk IA

**ADDRESS** 

CITY, STATE

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### EXHIBIT "A"

## LEGAL DESCRIPTION

### PARCEL 1:

THE NORTH 300.CO FEET (EXCEPT THE EAST 833.00 FEET THEREOF) OF THE SOUTH 600.00 FEET OF THE SOUTH EAST QUAPTER. OF THE NORTH EAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD FRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE NORTH 100.00 FEET (EXCEPT THE EAST 33.00 FEET THEREOF) OF THE SOUTH 300.00 FEET OF THE SOUTH EAST QUARTER OF THE NORTH EAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

THE NORTH 100.00 FEET OF THE SOUTH 300.00 FEET OF THAT PART OF THE SOUTH WEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF A LINE 1430 FEET WEST FROM AND PARALLEL WITH THE EAST LINE OF SAID NORTH EAST QUARTER, IN COOK COUNTY, ILLI JOI:

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### PLAT ACT AFFIDAVIT

STATE OF ILLINOIS	)
COUNTY OF COOL	) ss:

The undersigned, being duly sworn on oath, states that the attached Deed is not in violation of 765 ILCS205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said Deed;

-OR-

the conveyance falls 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 divisions 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 parcers of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interest therein for use as 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 pholic 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.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does

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not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

## CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

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.

WITNESS my hand and seal this 19 day of August, 2015.

Stopolity Ox Cook Chicago Title Land Trust Company, Successor Trustee to American National Bank and Trust Company of Chicago as Trustee under Trust Agreement Dated December 5, 1986 and known as Trust Number 100785-09

By: RJB-II LIMITED PARTNERSHIP, an Illinois limited partnership, sole beneficiary of above mentioned land trust

By: RJB-II CORPORATION, an Illinois corporation, its General Partner

ivame: WAYNE MØRETTI

Title, V. President Clort's Orrica

SUBSCRIBED and SWORN to before me this 19 day of August, 2015.

OFFICIAL SEAL KAREN E SCHELL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/07/16