

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 1602145034 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/21/2016 12:06 PM Pg: 1 of 4

This indenture made the 22nd day of September, 2015, between **CHICAGO TITLE LAND TRUST COMPANY**, as Successor Trustee to Cole Taylor Bank, 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 8th day of January, 2003, as Trustee under Trust Number 03-9645, party of the first part and **Allan Grane, solely as Trustee of the AG Grane Trust u/t/a dated**

Reserved for Recorder's Office

**December 1, 2004 and**

**Paul Grane, solely as Trustee of the PG Grane Trust u/t/a dated December 1, 2004, each to an undivided 50% interest as tenants in common, parties of the second part.**

Whose address:  
1011 S. Laramie Avenue  
Chicago, Illinois 60644

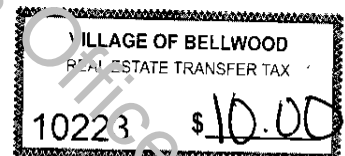
**WITNESSETH**, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Index Numbers: 15-16-202-005-0000, 15-16-213-039-0000, 15-16-213-031-0000, 15-16-213-032-0000 and 15-16-213-041-0000

Property Address: 950 South 25<sup>th</sup> Avenue, Bellwood, Illinois 60104

Together with the tenements and appurtenances thereunto belonging.



TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof forever of said parties 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.

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

Jeffrey A. Zaluda, Esq. 09.22.2015

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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 )

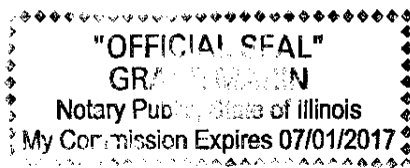
SS.

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 28th day of October, 2015.

*Grace Mann*  
\_\_\_\_\_  
NOTARY PUBLIC



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

**MAIL DEED TO:** Jeffrey A. Zaluda, Esq.

**NAME:** Horwood Marcus & Berk, Chartered

**ADDRESS:** 500 West Madison Street, Suite 3700

**CITY, STATE, ZIP CODE:** Chicago, Illinois 60661

**MAIL TAX BILLS TO:**

**NAME:** Allan Grane

**ADDRESS:** 1011 S. Laramie Avenue

**CITY, STATE, ZIP CODE:** Chicago, Illinois 60644

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## EXHIBIT "A"

### LEGAL DESCRIPTIONS

#### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EASTERLY LINE OF THE 50-FOOT STRIP OF LAND CONVEYED TO INDIANA HARBOR BELT RAILROAD COMPANY BY DEED RECORDED ON APRIL 11, 1925 AS DOCUMENT 8857285, SAID POINT OF INTERSECTION BEING 574.25 FEET EAST OF THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND RUNNING THENCE EAST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 765.69 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 399.31 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID 50-FOOT STRIP OF LAND CONVEYED TO THE INDIANA HARBOR BELT RAILROAD COMPANY; THENCE WEST ALONG SAID SOUTH LINE, BEING A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 245.23 FEET TO A POINT OF CURVE; THENCE CONTINUING ALONG SAID SOUTH AND EASTERLY LINE OF SAID 50-FOOT STRIP OF LAND CONVEYED TO THE INDIANA BELT HARBOR RAILROAD COMPANY AND ALONG THE ARC OF A CIRCLE, HAVING A RADIUS OF 592.19 FEET CONVEX TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 707.06 FEET TO THE POINT OF BEGINNING, (EXCEPT FROM ABOVE DESCRIBED TRACT OF LAND THE EAST 33.00 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THAT PART OF LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN BLOCK 1 IN MARSH'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF VACATED JACKSON STREET, 33.00 FEET WIDE, LYING NORTH OF AND ADJOINING SAID LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, TAKEN AS A SINGLE TRACT OF LAND, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, 170.04 FEET TO A POINT 240.0 FEET NORTH OF THE SOUTHEAST CORNER OF BLOCK 1 AFORESAID; THENCE WEST ALONG A LINE, 240.0 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 1, (SAID SOUTH LINE ALSO BEING THE NORTH LINE OF VAN BUREN STREET), A DISTANCE OF 308.22 FEET; THENCE NORTH AT RIGHT ANGLES TO SAID LAST DESCRIBED LINE, A DISTANCE OF 67.34 FEET; THENCE WEST AT RIGHT ANGLES TO THE LAST DESCRIBED LINE PARALLEL WITH THE NORTH LINE OF VAN BUREN STREET, A DISTANCE OF 418.61 FEET TO THE WEST LINE OF SAID TRACT (SAID WEST LINE ALSO BEING THE WEST LINE OF SAID LOT 8); THENCE NORTH ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 102.86 FEET TO THE NORTH LINE OF SAID TRACT, (SAID NORTH LINE ALSO BEING THE NORTH LINE OF 33.00 FEET WIDE VACATED JACKSON STREET); THENCE EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 727.30 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN # 15-16-202-005-0000, 15-16-213-039-0000, 15-16-213-031-0000, 15-16-213-032-0000 AND 15-16-213-041-0000

CKA: 950 SOUTH 25TH AVENUE, BELLWOOD, ILLINOIS 60104

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor 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: January 20, 2016.

Signature [Signature]

Chicago Title Land Trust Company #03-9645,  
Grantor Agent

Subscribed and sworn to before me  
by the said Grantor's Agent

This 20th day of January, 2016.

Notary Public Maria L. Arellano



The Grantee or is/her 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: January 20, 2016.

Signature [Signature]

AG Grantee Trust, Grantee Agent

Subscribed and sworn to before me  
by the said Grantee's Agent

This 20th day of January, 2016.

Notary Public Maria L. Arellano



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.)