

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 1607022081 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/10/2016 03:21 PM Pg: 1 of 4

This indenture made this **16th** day of **February, 2016**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 **23rd** day of **March, 2011** and known as Trust Number **80002356817** party of the first part, and **STACIA HACHEM**, as Trustee of the **TOUBIA HACHEM IRREVOCABLE TRUST** dated **October 20, 2015**, whose address is: **1425 S. Prairie Avenue, Chicago, Illinois 60605**, party of the second part.

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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 1425 S. Prairie Avenue, Chicago, Illinois 60605

PERMANENT TAX NUMBER: 17-22-110-035-1013

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 Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Maureen Ouge*
Assistant Vice President



REAL ESTATE TRANSFER TAX		11-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
17-22-110-035-1013 20160301678219 0-531-768-896		

REAL ESTATE TRANSFER TAX		11-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-22-110-035-1013 20160301678219 1-196-148-288		

* Total does not include any applicable penalty or interest due.

UNOFFICIAL COPY

State of Illinois
County of DuPage

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President 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 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 Assistant Vice President 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 **16th** day of **February, 2016**.



Patricia Alvarez

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
2441 Warrenville Road, Suite 100
Lisle, IL 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME Kenneth Bloom, Esq.

ADDRESS 55 W. Monroe, Suite 1100

CITY, STATE Chicago, IL 00603

OR BOX NO. _____

SEND TAX BILLS TO:

NAME S. Hachem

ADDRESS 1425 S. Prairie Ave.

CITY, STATE Chicago, IL 00605

I hereby declare that this Deed is exempt under 35 ILCS 200/31-45(e).

By *[Signature]* Agent dated March 10, 2016.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT "A"
LEGAL DESCRIPTION****Parcel 1:**

Unit A13 in Prairie Place Condominium as delineated on the plat of survey of the following described parcel of real estate:

That part of Lot 2 in Prairie Place Townhomes Subdivision being a Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, described as follows:

Beginning at the Northeast corner of Lot 1 in said Subdivision; thence North 00 degrees 01 minutes 19 seconds East along the Northerly extension of said Lot 1 for a distance of 56 feet; thence South 89 degrees 58 minutes 41 seconds East 102.21 feet; thence South 00 degrees 01 minutes 19 seconds West 124.00 feet; thence North 89 degrees 58 minutes 41 seconds West 102.21 feet to the East line of said Lot 1; thence North 00 degrees 01 minutes 19 seconds East along said East line 68 feet thereon to the point of beginning, in Cook County, Illinois.

Lot 1 in Prairie Place Townhomes Subdivision, being a Subdivision in the Northwest fractional quarter of Section 22, Township 39 North, Range 14, East of the Third Principal Meridian, recorded March 3, 1995 as document number 95150205, in Cook County, Illinois, which plat of survey is attached as Exhibit "E" to the Declaration of Condominium recorded April 29, 1996 in the Office of the Recorder of Deeds of Cook County, Illinois as document number 96318235, as amended by the correction to Declaration recorded in the Recorder's Office on May 21, 1996, as document number 96385673, and amended by the First Amendment recorded in the Recorder's Office on November 25, 1996 as document number 96895524, as amended from time to time; together with its undivided percentage interest in said parcel all the property and space comprising all the units thereof as defined and set forth in said Declaration and Survey.

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for ingress and egress over, upon and across the easement parcel as created and set out in the Grant of Easement dated December 20, 1994 and recorded December 29, 1994 as document number 04080035.

Commonly known as: 1425 S. Prairie Avenue, Chicago, Illinois 60605

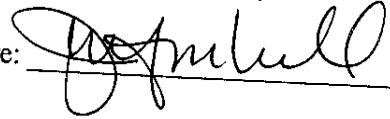
Pin: 17-22-110-035-1013

UNOFFICIAL COPY

STATEMENT BY GRANTOR/GRANTEE

The **Grantor** or their 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: as of March 10, 2016

Signature: 

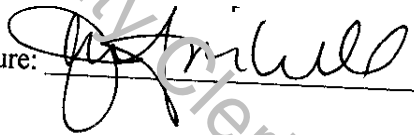
Subscribed and sworn to before me
this 10th day of March

Maria L. Nava
Notary Public



The **Grantee** or their 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: as of March 10, 2016

Signature: 

Subscribed and sworn to before me
this 10th day of March

Maria L. Nava
Notary Public



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.)