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160604696V 143
TRUSTEE'S DEED



This indenture made this 10th 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 12th day of May, 2004 and known as Trust Number 1113165 party of the first part, and

Doc#: 1607812006 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/18/2016 09:54 AM Pg: 1 of 4

GEN PUM

SCHONBACK PROPERTIES LLC - SOUTH BRANDON AVENUE SERIES
party of the second part

whose address is :
625 West Fabyan Parkway
Geneva, Illinois 60134

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 15 AND 16 IN BLOCK 6 IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF ALL OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF CHICAGO AND WESTERN INDIANA RAILROAD, IN COOK COUNTY, ILLINOIS.

Address of Property: 13536-42 South Brandon Avenue, Chicago, Illinois 60633

Property Tax Number: 26-31-409-024-0000

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.

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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: *Lidia Marinca*
Lidia Marinca – Trust Officer / Asst. V.P.

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/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 Trust Officer/Assistant Vice President 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/Assistant Vice President 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 10th day of February, 2016

James D. Skaar
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: James D. Skaar
ADDRESS: 220 S. Third St.
CITY, STATE, ZIP: Geneva, IL 60134

REAL ESTATE TRANSFER TAX		11-Mar-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
26-31-409-024-0000 20160301677155 0-126-092-864		
* Total does not include any applicable penalty or interest due.		

SEND TAX BILLS TO: David G. Schonback, Manager
Schonback Properties LLC-South Brandon Ave. Series
625 W. Fabyan Parkway, Geneva, IL 60134

Exempt under provisions of Paragraph E, Section 31-45
Real Estate Transfer Tax Act

3-7-16
Date

James D. Skaar
Buyer, Seller, Representative

REAL ESTATE TRANSFER TAX		11-Mar-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
26-31-409-024-0000 20160301677155 1-063-986-752		

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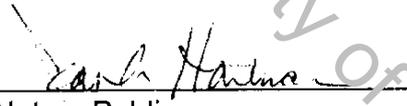
EXEMPTION CERTIFICATE

I certify that this deed is exempt from taxation under the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).



David G. Schonback

Subscribed and sworn to before me
this 1st day of February, 2016.



Notary Public



Property of Cook County Clerk's Office

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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.

CHICAGO TITLE LAND TRUST COMPANY

Dated February 10, 2016

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 10th day of February, 2016
Notary Public [Signature]

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.

Date February 1, 2016

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 1st day of February, 2016
Notary Public [Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)