### **UNOFFICIAL COPY**

#### TRUSTEE'S DEED

This indenture made this 23rd day of February, 2016 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company pursuance of a Trust Agreement dated the 21st day of April, 1988 and known as Trust Number 53/21 party of the first part, and

Doc#: 1611210020 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 04/21/2016 10:15 AM Pg: 1 of 4

RANDOLPH PROPERTY GROUP, L.L.C., an Illinois limited liability company party of the second part

whose address is: c/o National Shopping Plazas, Inc. 200 W. Madison, Suite 4200 Chicago, Illinois 60606

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Address of Property: 3140-3150 South Ashland Avenue, Chicago, Illinois 60608

see attached Property Tax Number:

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.

Box 400

Trustee's Deed Tenancy in Common (1/96)

F. 154

1611210020D Page: 2 of 4

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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

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.

"OFFICIAL SEAL" HARRIET DENISEWICZ Notary Public, State of Illinois My Commission Expires 04/26/19

This instrument was prepare 1 by: CHICAGO TITLE LAND TRUST COMPANY 10 South LaSalle Street, Suite 2750 Chicago, Illinois 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME:

Momas H. Page

Given under my hand and Notarial Seal this 8th day of March, 2016

SEND TAX BILLS TO: Natural Shapping Plans, Inc., 200 W. Madian S.,

Sute 4200, Chicago,

Exempt under provisions of Paragraph E, Section 31-45

Real Estate Transfer Tax Act

April Hage

Buyer. Seller No.

## JNOFFICIAL COPY

#### **EXHIBIT A**

LOTS 10, 11, 12 AND 13 IN STINSON'S SUBDIVISION OF BLOCKS 1, 2 AND 10 IN CANAL TRUSTEES' SUBDIVISION OF THE EAST 1/2 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 67 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION, HERETOFORE TAKEN BY THE CITY OF CHICAGO FOR STREETS) IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3140-3150 S. Ashland Avenue, Chicago, IL 60608

TAX IDENTIFICATION NOS.:

17-31-206-012-0000 17-31-206-013-0000 17-31-206-014-0000 17-31-206-015-0000 17-31-206-016-0000 17-31-206-017-0000 17-31-206-018-0000 17-31-206-021-0000

7/-3]-200-021-0000					
		$\tau$			
REAL ESTATE TRANSFE	R TAX	31-Mar-2016			
REAL ESTATE	COUNTY:	0.00			
	ILLINOIS:	0.00			
	TOTAL:	0.00			
17-31-206-012-0000   2	160301683542 2	2-065-659-456			
17-31-206-012-0000   2	1160301003542 [ -				
		<b>'Q</b>			
		7/4,			
REAL ESTATE TRANS	SEER TAX	31-Mar-2016			
REAL ESTATE TOAK	CHICAGO:	0.00			
	CTA:	0.00			
	TOTAL:	0.00 *			
04 206 012 0000	20160301683542	1-863-579-200			
* Total does not include	e any apolicable penal	ity or interest due.			
* Total does not includ	e any approprie	C	/		

REAL ESTATE TRA	NSFER TAX	31-Mar-2016
REAL ESTATE TO	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
		4 963 579 200

1611210020D Page: 4 of 4

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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.

title to real estate under the laws of the State  Dated: 3/6/	of Illinois. Signature:	Monas Hage
OQ /y,	<u> </u>	Grantor or Agent
Subscribed and sworn to before me by the said Thomas Haram this day of March,	<b>A</b>	"OFFICIAL SEAL" ROBBIN L. LUCKETT NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 5/21/2018
Notary Public Folding duck 2		

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 and hold title to real estate under the laws of the State of Illinois.

Dated: 3/P , 20 16	Signature: Man A. Hall
	Grantee or Agent
Subscribed and sworn to before,	
me by the said Thomas H. Hage	"OFFICIAL SEAL"
this $8^{th}$ day of March,	ROBBIN L. LUCKETT NOTARY PUBLIC, STATE OF ILLINOIS
20/6	My Commission Expires 5/21/2018
Notary Public & Ophin & Lungott	_

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.)