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1624547171D

TRUSTEE'S DEED

This indenture made this 1st day of March, 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 in pursuance of a Trust Agreement dated the 24th day of October, 2003 and known as Trust Number 131918 party of the first part, and

Reserv

Doc#: 1624547171 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2016 12:40 PM Pg: 1 of 4

PEDIMENT VENTURES, LLC - SERIES ZAPPA
party of the second part

whose address is :
2035 West Giddings Street
Chicago, Illinois 60625

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: 6837 South Ridgeland Avenue, Unit 102, Chicago, Illinois 60649

Property Tax Number: 20-24-311-026-1002

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		16-Aug-2016
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-24-311-026-1002 | 20160801643451 | 1-281-340-224

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

REAL ESTATE TRANSFER TAX		16-Aug-2016
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-24-311-026-1002 | 20160801643451 | 0-056-341-312

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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.

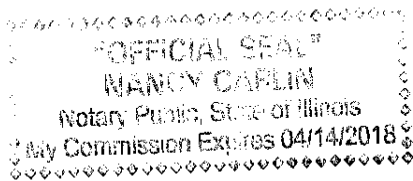
State of Illinois
County of Cook

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 1st day of March, 2016.

Nancy A. Caplin
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: *Pediment Ventures, LLC - Series Zappa*

ADDRESS: *2035 W. Giddings St*

CITY, STATE, ZIP: *Chicago, IL 60625*

SEND TAX BILLS TO: *Pediment Ventures, LLC - Series Zappa*
2035 W. Giddings St, Chicago, IL 60625

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

8/8/16
Date

[Signature]
Buyer, Seller, Representative

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LEGAL DESCRIPTION

UNIT NO. 6837-102 IN THE 6837-39 IN RIDGELAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN BLOCK 8 IN SOUTH JACKSON PARK SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 17, 1999 AS DOCUMENT NUMBER 99580917, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 20-24-311-026-1002

PROPERTY ADDRESS: 6837 S. RIDGELAND AVE., UNIT 102, CHICAGO, IL 60649

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.

Dated 8/8, 2016

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said Andres Schobolek
This 8th day of August, 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 8/8, 2016

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said Andres Schobolek
This 8th day of August, 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.)