

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 1629246075 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2016 11:16 AM Pg: 1 of 3

This indenture made this 1st day of September, 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 19th day of January, 1978 and known as Trust Number 4575, party of the first part, and JOHN GERAGHTY and SARAH GERAGHTY, not individually, but as co-trustees under the Geraghty Joint Trust Agreement created by JOHN GERAGHTY and SARAH GERAGHTY and dated August 31, 2016, of which JOHN GERAGHTY and SARAH GERAGHTY are the primary beneficiaries, said beneficial interest to be held as a tenancy by the entirety, party of the second part, whose address is: 7809 W. Deerwood Dr., Palos Park, IL 60464

RESERVED FOR RECORDER'S OFFICE

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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:

LOT 9 IN DEERWOOD PARK SUBDIVISION OF THE NORTH 23-1/2 ACRES (EXCEPT THE SOUTH 139 FEET OF THE WEST 418 FEET) OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Tax Number: 23-36-100-009-0000

Exempt under provisions of A E, §31-45, Property Tax Code.

together with the tenements and appurtenances thereunto belonging.

Date: 10/18/16 Representative: *Mary Ann Stalder*

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 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 *Mary Ann Stalder*
Assistant Vice President

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State of Illinois
County of Cook

SS.

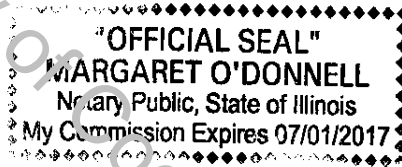
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice 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 **19th** day of **September, 2016**.



NOTARY PUBLIC

PROPERTY ADDRESS:
7809 W. Deerwood Dr.
Palos Park, IL 60464



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME Mary Pat Flaherty
ADDRESS 1000 Hillgrove Ave, # 220
CITY, STATE Western Springs, IL 60558

SEND TAX BILLS TO:

NAME John Geraghty & Sarah Geraghty,
Trustees
ADDRESS 7809 W. Deerwood Dr.
CITY, STATE Palos Park, IL 60464

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STATEMENT BY GRANTOR AND GRANTEE

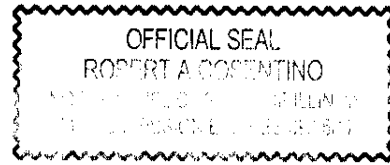
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: September 1, 2016

Signature: *Maya for Shreeff*
Grantor or Agent

SUBSCRIBED AND SWORN to before me this
1st day of September, 2016.

Robert A. Cosentino
Notary Public



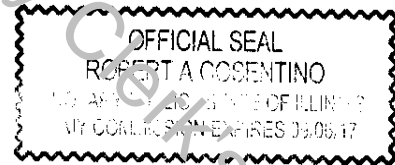
The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: September 1, 2016

Signature: *Maya for Shreeff*
Grantee or Agent

SUBSCRIBED AND SWORN to before me this
1st day of September, 2016.

Robert A. Cosentino
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.)