

# UNOFFICIAL COPY



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## TRUSTEE'S DEED

Reserved for Recorder's Office

Doc# 1632029091 Fee \$46.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2016 03:51 PM PG: 1 OF 5

This indenture made this 20<sup>th</sup> day of **October, 2016**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor trustee to LaSalle Bank National Association, successor trustee to American National Bank and Trust Company of Chicago, 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 26<sup>th</sup> day of **August, 1980**, and known as Trust Number **50587**, party of the first part, and **3642 Acorn, LLC, a Colorado Limited Liability Company**

whose address is:

**133 N. Indies Drive**

**Duck Key, FL 33050**

party of the second part.

**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:

**FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.**

Permanent Tax Numbers: 12-19-400-148 and 12-19-400-149



Exempt from review under Franklin Park  
ordinance pursuant to  
Section 7-403-4 of the  
Franklin Park Code

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 Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as successor trustee as aforesaid

By: *Harriet Denisewicz*  
Harriet Denisewicz  
Trust Officer

State of Illinois )  
                                  ) ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Trust Officer 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 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 Trust Officer 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 **2nd** day of **November**, 2016.



*Lidia Marinca*  
NOTARY PUBLIC

**PROPERTY ADDRESS**  
3655 Acom  
Franklin Park, Illinois 60131

This instrument was prepared by:  
Harriet Denisewicz  
CHICAGO TITLE LAND TRUST COMPANY  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603

**AFTER RECORDING, PLEASE MAIL TO:**  
NAME Eugene A. Di Monte  
ADDRESS 216 Higgins Road  
CITY, STATE, ZIP CODE Park Ridge, IL 60068

"Exempt under the provisions of  
paragraph e, section 4,  
of the Real Estate Transfer Tax Act"  
Eugene A. Di Monte 11-10-16  
Date                      Grantor / Grantee

**SEND TAX BILLS TO:**  
Dennis Wooten  
NAME: \_\_\_\_\_  
ADDRESS 133 N. Indies Drive  
CITY, STATE, ZIP CODE Duck Key, FL 33050

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**Parcel 1: That part of the East Half of Section 19, Township 40 North, Range 12, East of the Third Principal Meridian, bounded and described as:**

Commencing at a point in the West line of said East Half, which is 445.99 feet South of the point of intersection of said West line with the center line of Franklin Avenue; continuing thence South in said West line 714.09 feet to a point of curve; thence Southeasterly on the arc of a circle, convex Southwesterly and having a radius of 494.84 feet for a distance of 607.51 feet to its point of intersection with the Northerly line of a Spur Track right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as said right of way is recorded in the Recorder's Office of Cook County, Illinois, in Book 56324 on Pages 243 to 248, as Document Number 17253047, on the 7th day of July, 1958, said Northerly line being the arc of a circle, convex Northwesterly and having a radius of 461.12 feet; thence Easterly on said last described arc 55.80 feet to its point of tangency; thence North 00 degrees 00 minutes 47 seconds West on the axis line of said circle 6.33 feet; thence North 89 degrees 59 minutes 13 seconds East in the North line of said railroad right of way 38.01 feet to the Point of Beginning of land to be described; thence North 80 degrees 32 minutes 58 seconds West 90.72 feet to a point of curve, thence Northwesterly on the arc of a circle, convex Southwesterly and having a radius of 469.34 feet, for a distance of 298.02 feet; thence North 89 degrees 59 minutes 13 seconds East on a line 150.88 feet (measured at right angles) North of the North line of aforementioned railroad right of way, for a distance of 656.60 feet; thence Southeasterly along a curved line, convex Southwesterly and having a radius of 296.94 feet for a distance of 218.24 feet to the North line of said railroad right of way; thence South 89 degrees 59 minutes 13 seconds West along said railroad right of way for a distance of 458.39 feet to the Point of Beginning, (excepting therefrom all that part lying West of the Westerly line of Accord Avenue, and excepting from the remaining parcel the North 36 feet of the West 60 feet), all in Cook County, Illinois.

**Parcel 2: The North 36 feet of the West 60 feet of the following described tract of land:**

**That part of the East Half of Section 19, Township 40 North, Range 12, East of the Third Principal Meridian, bounded and described as:**

Commencing at a point in the West line of said East Half, which is 445.99 feet South of the point of intersection of said West line with the center line of Franklin Avenue; continuing thence South in said West line 714.09 feet to a point of curve; thence Southeasterly on the arc of a circle, convex Southwesterly and having a radius of 494.34 feet for a distance of 607.51 feet to its point of intersection with the Northerly line of a Spur Track right of way of the Chicago, Milwaukee, St. Paul and Pacific Railroad Company, as said right of way is recorded in the Recorder's Office of Cook County, Illinois, in Book 56324 on Pages 243 to 248, as Document Number 17253047, on the 7th day of July, 1958, said Northerly line being the arc of a circle, convex Northwesterly and having a radius of 461.12 feet; thence Easterly on said last described arc 55.80 feet to its point of tangency; thence North 00 degrees 00 minutes 47 seconds West on the axis line of said circle 6.38 feet; thence North 89 degrees 59 minutes 13 seconds East in the North line of said railroad right of way 38.01 feet to the Point of Beginning of land to be described; thence North 80 degrees 32 minutes 58 seconds West 90.72 feet to a point of curve; thence Northwesterly on the arc of a circle, convex Southwesterly and having a radius of 469.34 feet, for a distance of 298.02 feet; thence North 89 degrees 59 minutes 13 seconds East on a line 150.88 feet (measured at right angles) North of the North line of aforementioned railroad right of way, for a distance of 656.60 feet; thence Southeasterly along a curved line, convex Southwesterly and having a radius of 296.94 feet for a distance of 218.24 feet

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to the North line of said railroad right of way; thence South 89 degrees 59 minutes 13 seconds West along said railroad right of way for a distance of 458.39 feet to the Point of Beginning, excepting therefrom all that part lying West of the Westerly line of Acorn Avenue, all in Cook County, Illinois.

Note: For informational purposes only, the land is known as:

3655 Acorn Lane  
Franklin Park, IL 60131

Property of Cook County Clerk's Office

**COOK COUNTY  
RECORDER OF DEEDS**

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: 11-10-16

Signature Eugene A. Di Monte  
Grantor or Agent

Subscribed and sworn to before me  
this 10<sup>th</sup> day of November, 2016

Notary Public Rosanne M. Sitkowski



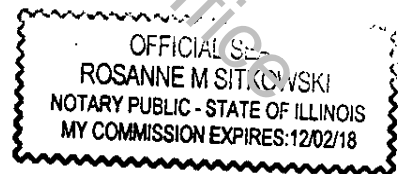
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: 11-10-16

Signature Eugene A. Di Monte  
Grantee or Agent

Subscribed and sworn to before me  
this 10<sup>th</sup> day of November, 2016

Notary Public Rosanne M. Sitkowski



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)