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TRUSTEE'S DEED JOINT TENANCY



1700329047D

Doc# 1700329047 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 11:55 AM PG: 1 OF 3

This indenture made this **18th** day of **November, 2016**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 **8th** day of **December, 2013** and known as Trust Number **8002363537**, party of the first part, and **KEITH M. HIGDON AND PAMELA A. HIGDON**, husband and wife, not as tenants in common, but as joint tenants, whose address is: **12855 East Summit Drive, Scottsdale, Arizona 85259**, parties of the second part.

Reserved For Recorder's Office

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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 34 in P. F. Haynes Addition to Chicago in the East half of the Northeast quarter of the South East quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property Address: 2717 North Marshfield Avenue Chicago, Illinois 60614


Permanent Tax Number: 14-30-405-010-0000



together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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 affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

REAL ESTATE TRANSFER TAX		03-Jan-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

REAL ESTATE TRANSFER TAX		03-Jan-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-30-405-010-0000 | 20161201696360 | 0-371-246-272

14-30-405-010-0000 | 20161201696360 | 0-809-780-416

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

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CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

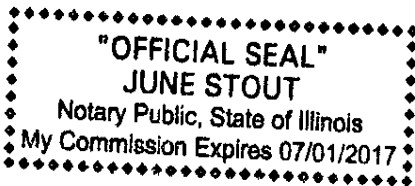
By: *Margaret O'Donnell*
Assistant Vice President

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 **29th** day of **November, 2016**.



June Stout
NOTARY PUBLIC

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 James L. Poznak
ADDRESS 2001 Midwest Road, Suite 206
CITY, STATE Oak Brook, IL 60523-4392

OR BOX NO. _____

SEND TAX BILLS TO:

NAME Keith M. and Pamela A. Higdon
ADDRESS 12855 East Summit Drive
CITY, STATE Scottsdale, AZ 85259

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW
DATE: November 29, 2016

[Signature]
Signature of Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

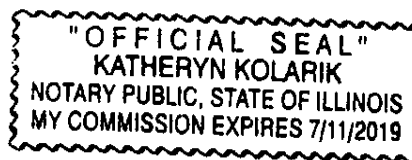
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: November 29, 2016

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
By the said _____ Agent
This 29th, day of November, 2016

Notary Public _____



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: November 29, 2016

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
By the said _____ Agent
This 29th, day of November, 2016

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