

UNOFFICIAL COPY

Reserved for Recorder's Office

TRUSTEE'S DEED JOINT TENANCY

This indenture made this 1st day of August, 2016, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 11th day of September, 2013, and known as Trust Number 8002362752 party of the first part, and

ISMAIL MOHIDEEN AND MINHAJ MOHIDEEN, as joint tenants with rights of survivorship, and not as tenants in common parties of the second part



Doc# 1700513037 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/05/2017 04:23 PM PG: 1 OF 3

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 2144 W. Devon, #1W, Chicago, IL **60659**

Permanent Tax Number: 11-31-316-051-0000

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.

REAL ESTATE TRANSFER TAX 02-Jan-2017



CHICAGO:	787.50
CTA:	315.00
TOTAL:	1,102.50 *

11-31-316-051-0000 | 20161201698185 | 0-278-889-664

REAL ESTATE TRANSFER TAX 06-Jan-2017



COUNTY:	52.50
ILLINOIS:	105.00
TOTAL:	157.50

11-31-316-051-0000 | 20161201698185 | 0-899-425-472

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

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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

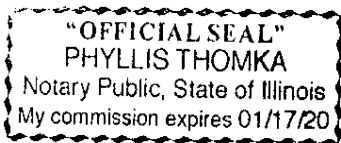
By: *Lilli Kuzma*
Lilli Kuzma – Trust Officer / Assistant Vice President

State of Illinois
County of DuPage

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 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 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 August, 2016.



Phyllis Thomka
NOTARY PUBLIC

This instrument was prepared by: **LILLI KUZMA**
CHICAGO TITLE LAND TRUST COMPANY
2441 Warrenville Road, Suite 100
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME: WARREN PRESCOTT
ADDRESS: 534 CHESTNUT ST # 110
CITY STATE ZIP: WINSDALE IL 60521

SEND SUBSEQUENT TAX BILLS TO:

NAME: ISMAIL AND Minhaj Mahideen
ADDRESS: 2964 MARSHALL CROWN RD.
CITY STATE ZIP: CENTREVILLE, VA 20120

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LEGAL DESCRIPTION

PARCEL 1: COMMERCIAL SPACE WEST (LOT 14)

THAT PART OF LOT 14 IN BLOCK 4 IN DEVON-WESTERN ADDITION TO ROGERS PARK BEING A RESUBDIVISION OF LOTS 1 TO 24 INCLUSIVE IN MARGARET FABERS SUBDIVISION OF THE SOUTH 6 CHAINS OF THE SOUTHWEST 1/4 SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS DESCRIBED AS FOLLOWS:

THE VERTICAL BOUNDARY FOR WHICH BEGINS AT AND IS ABOVE A HORIZONTAL PLANE OF ELEVATION +23.88 (CHICAGO DATUM) AND IS LOCATED AT AND BELOW A HORIZONTAL PLANE OF ELEVATION +33.88 (CHICAGO DATUM), AND WHOSE HORIZONTAL BOUNDARY IS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE EAST ALONG THE SOUTH LINE OF LOT 14, A DISTANCE OF 2.45 FEET; THENCE NORTH AND PERPENDICULAR TO SAID SOUTH LINE, A DISTANCE OF 1.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHWEST CORNER OF THE FINISHED SURFACE OF INTERIOR WALLS; THENCE NORTH 6.43 FEET; THENCE WEST 0.25 FEET; THENCE NORTH 12.87 FEET; THENCE EAST 0.85 FEET; THENCE NORTH 1.43 FEET; THENCE WEST 0.85 FEET; THENCE NORTH 10.00 FEET; THENCE EAST 13.92 FEET; THENCE NORTH 0.57 FEET; THENCE EAST 3.56 FEET; THENCE SOUTH 5.15 FEET; THENCE EAST 0.55 FEET; THENCE SOUTH 20.90 FEET; THENCE WEST 2.97 FEET; THENCE SOUTH 1.16 FEET; THENCE EAST 5.30 FEET; THENCE SOUTH 4.11 FEET; THENCE WEST 19.17 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS. (ALL CALLS ARE DESCRIBED ALONG THE FINISHED INTERIOR WALLS)

PARCEL 2: EASEMENT FOR INGRESS & EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED JUNE 20, 2006 AS DOCUMENT 0617110066.

PIN 11-31-316-051-0000

Address:

2144 W. Devon Ave.

UNIT 1W

Chicago IL 60659

Cook County Clerk's Office