

# UNOFFICIAL COPY

Doc#: 1700522013 Fee: \$50.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/05/2017 09:40 AM Pg: 1 of 2

**eserved for Recorder's Office**

Dec ID 20161201697388

ST/CO Stamp 1-064-142-016 ST Tax \$210.50 CO Tax \$105.25

City Stamp 0-750-781-632 City Tax: \$2,210.25

## TRUSTEE'S DEED

This indenture made this 23rd day of December, 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 the 25th day of January, 2015 and known as Trust Number 8002370302 party of the first part, and

**SANDY ESTRADA**  
party of the second part

whose address is :  
2338 North Melvina Avenue  
Chicago, Illinois 60639

**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 QUITCLAM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 45 IN BLOCK 13 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF WEST GRAND AVENUE, ACCORDING TO THE PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NUMBER 41515, IN COOK COUNTY, ILLINOIS.

Address of Property: 2338 North Melvina Avenue, Chicago, Illinois 60639

Property Tax Number: 13-32-103-029-0000

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.**

Chicago Title 16016445 LP

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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.

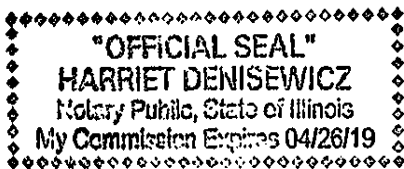
State of Illinois  
County of Cook

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 28th day of December, 2016.

*Harriet Denisewicz*  
Notary Public



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street, Suite 275  
Chicago, Illinois 60603

**AFTER RECORDING, PLEASE MAIL TO:**

NAME: *Shawn Blyer*  
ADDRESS: *PO Box 1208*  
CITY, STATE, ZIP: *Franklin Park Ill 60131*

**SEND TAX BILLS TO:**

*SANDY ESTRADA*  
*2338 N. MELVIN AVE.*  
*CHICAGO, IL 60639-2618*