

# UNOFFICIAL COPY



\*1702634056D\*

Doc# 1702634056 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/26/2017 01:36 PM PG: 1 OF 4

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 24<sup>th</sup> day of January, 2017, between **CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY AS SUCCESSOR TO BANK OF HOMEWOOD**, 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 22<sup>nd</sup> day of June, 1993, and known as Trust Number 93026, party of the first part, and **Fatima Fallah and Kambiz Fallah** whose address is: 6340 Americana Dr., Apt. 602, Willowbrook, IL 60527 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:

**See Legal Description attached and made a part hereof**

**Property Address: 842 Dartmouth, Matteson, IL 60443**

**Permanent Tax Number: 31-20-204-022-0000**

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.

CCRD REVIEW 

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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 Trustee as Aforesaid



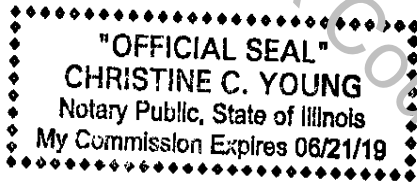
By: *Lucy A. Hoop*  
Trust Officer

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 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 24<sup>th</sup> day of January, 2017.

PROPERTY ADDRESS:  
**842 Dartmouth**  
**Matteson, IL 60443**



*Christine C. Young*  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle,  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_ OR BOX NO. \_\_\_\_\_

CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO: \_\_\_\_\_

Exempt under Real Estate Transfer Tax Law 36 ILCS 200/31-45  
sub par. E and Cook County Ord. 93-0-27 par. 4  
Date 1/26/2017 Sign. Jodi Fallon

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## LEGAL DESCRIPTION

LOT 83 IN GLENRIDGE FIRST ADDITION TO MATTESON WEST, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20 AND PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1981 AS DOCUMENT NUMBER 18147017, IN COOK COUNTY, ILLINOIS.  
PIN# 31-20-204-022-0000

which currently has the address of

MATTESON  
{City}

, Illinois

842 DARTMOUTH AVE  
{Street}

60443  
{Zip Code}

{“Property Address”}:

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

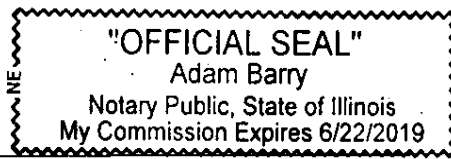
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1/26/2017

Signature: *Fatima Fallah*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Fatima Fallah  
dated 1/26/2017

Notary Public *Adam Barry*



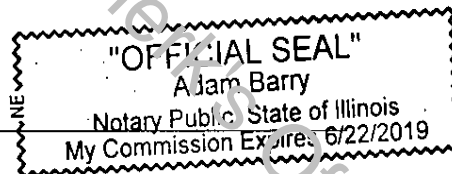
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1/26/2017

Signature: *Fatima Fallah*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Fatima Fallah  
dated 1/26/2017

Notary Public *Adam Barry*



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**