

TRUSTEE'S DEED

UNOFFICIAL COPY



\*1704604101D\*

Doc# 1704604101 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 03:50 PM PG: 1 OF 4

This indenture made this 30<sup>th</sup> day of January, 2017, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to Founders Bank 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 21<sup>st</sup> day of August, 2008, and known as Trust Number 7247, party of the first part, and

STEPHANIE DAWSON

whose address is : 739 S Western Chicago, IL 60612

Reserved for Recorder's Office

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:

Parcel 1: The North 46 feet of the South 92 feet of the West 125 fee of Lot 25, in Division 4, in South Shore Subdivision of the North fractional half of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Note: For informational purposes only, the land is known as: 7341 S. Yates Boulevard, Chicago, IL 60649

Parcel 2: That part of Lot 25 lying East of the West 125 feet thereof and also that part of the West 125 feet lying North of the South 92 feet thereof in Division 4, in South Shore Subdivision of the North fractional half of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Note: For informational purposes only, the land is known as 7347 S. Yates Boulevard, Chicago, IL 60649

Parcel 3: The South 46 feet of the West 125 feet (except the West 98 feet thereof) of Lot 25 in Division 4, in South Shore Subdivision of the North fractional half of Section 30, Township 38 North, Range 15 East of the Third Principal Meridian, in Cook County, Illinois.

Note: For informational purposes only, the land is known as: 7353 S. Yates Boulevard, Chicago, IL 60649

Property Address: 7341 S Yates Blvd., 7347 S Yates Blvd., & 7353 S Yates Blvd., Chicago, IL  
Permanent Tax Number: 21-30-109-016-0000; 21-30-109-039-0000 & 21-30-109-018-0000

u00649

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.

FIRST AMERICAN TITLE

Trustee's Deed Tenancy in Common (1/96)  
F. 154

FILE # 2806990

Handwritten notes and signatures in the bottom right corner.

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Property of Cook County Clerk's Office

08-Feb-2017  
 1,215.00  
 510.00  
 1,785.00  
 1-369-293-504  
**REAL ESTATE TRANSFER TAX CHICAGO:**  
**CTA:**  
**TOTAL:** 1-369-293-504



21-3-0-109-0-15-0-0000 | 201710101605274 | 201710101605274 | 0-832-422-592  
 \* Total does not include any applicable penalty or interest due.

08-Feb-2017  
 85.00  
 170.00  
 255.00  
**COUNTY:**  
**ILLINOIS:**  
**TOTAL:** 0-832-422-592



201710101605274 | 201710101605274 | 0-832-422-592

# UNOFFICIAL COPY

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.

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



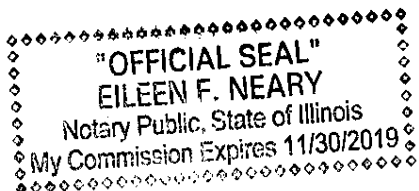
By: Linda Lee Lutz  
Assistant Vice President

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



[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
Linda Lee Lutz, AVP/LTO  
CHICAGO TITLE LAND TRUST COMPANY  
15255 S 94<sup>th</sup> Ave., Suite 604  
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

Caputo & Popovic P.C.  
739 S. Western #1  
Chicago IL 60612

SEND TAX BILLS TO:

Colonel Stephanie Dawson  
67-38 108<sup>th</sup> St  
Forest Hills, NY 11375

PROPERTY ADDRESS: 7341 S Yates Blvd., 7347 S Yates Blvd., & 7353 S Yates Blvd., Chicago, IL

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