

UNOFFICIAL COPY

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068



Doc# 1708849164 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/21/2017 02:08 PM PG: 1 OF 3



TRUSTEE'S DEED

This Indenture, made this 7th day of March, 2017, between ATG Trust Company, an Illinois Corporation, qualified to do trust business under and by virtue of the laws of the State of Illinois, under the provisions of a deed or deeds duly recorded and delivered to said company in pursuance of a trust agreement dated the 18th day of November, 2013, and known as Trust Number L013-162, party of the first part, and Brenda Nelson, Wanda Nelson-Julkes, & Curtis Julkes, Jr. as Joint Tenants With Rights of Survivorship of 10851 S. Vincennes, Unit #C, Chicago IL 60643, party of the second part.

Witnesseth. That said party of the first part, in consideration of the sum of 10.00 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois to wit:

THE SOUTH 1/2 OF LOT 6 IN RESUBDIVISION OF LOTS 4 TO 12 INCLUSIVE IN WADSWORTH'S ADDITION TO WOODLAWN WITH LOTS 9 AND 10 IN BLOCK 2 AND THE EAST 50 FEET OF THE WEST 90 FEET OF LOT 11 IN BLOCK 3 OF THE SECOND PLAT OF WOODLAWN IN SECTION 23, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Tax Number: 20-23-109-005-0000

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 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 Land Trust Officer, the day and year first above written.

ATG TRUST COMPANY, as Trustee aforesaid

By Angela McLean
Trust Officer

Street address of above described property: 6357 S. Greenwood, Chicago IL 60637

REAL ESTATE TRANSFER TAX 13-Mar-2017



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00

REAL ESTATE TRANSFER TAX 13-Mar-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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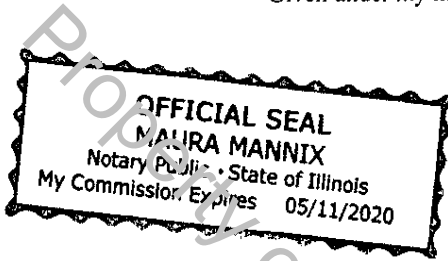
STATE OF ILLINOIS)

) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO
) SS HEREBY CERTIFY that Angela McClain,

COUNTY OF COOK)

Trust Officer of the ATG TRUST COMPANY, a Corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Land Trust Officer, 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 said Corporation, for the uses and purposes therein set forth; and the said Land Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 7th day of March, 2017.



Maura Mannix

Notary Public

Mail this recorded instrument to:

Brenda Nelson
10851 S. Vincennes Ave. C
Chgo. Ill. 60643

This instrument prepared by:

ATG Trust Company
1 S. Wacker Drive, 24th Floor
Chicago, IL 60606

Mail future tax bills to:



ATG TRUST
C O M P A N Y

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 6 | 2017

SIGNATURE: [Signature]

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

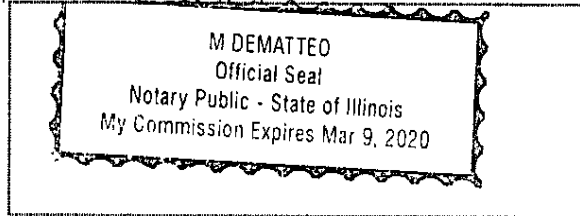
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): KAROLINA CICCOGAM

On this date of: 3 | 6 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 6 | 2017

SIGNATURE: [Signature]

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

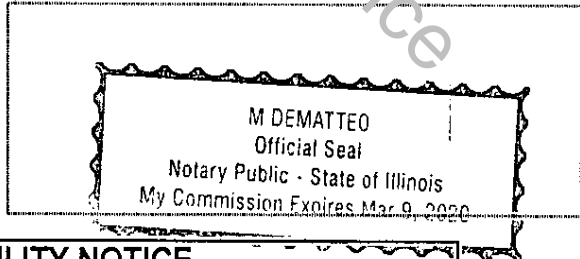
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): KAROLINA CICCOGAM

On this date of: 3 | 6 | 2017

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)