

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc# 1710101025 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 11:52 AM PG: 1 OF 2

This indenture made this **6th** day of **March, 2017**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 **6th** day of **June, 2014** and known as Trust Number **8002365036** party of the first part, and **THOMAS CUBAS, and VIKTORIJA GRYGORCZUK**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, party of the second part, whose address is: 2822 W. Chicago Avenue, Chicago, IL 60622

Reserved for Recorder's Office

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:

LOT 54 (EXCEPT THE NORTH 34 FEET THEREOF AND EXCEPT THE SOUTH 30 FEET THEREOF) IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONTCLARE, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2815 N. 73rd Avenue, Elmwood Park, IL 60707

PERMANENT TAX NUMBER: 12-25-230-033-0000

FIRST AMERICAN TITLE
FILE# 2827735

1/2

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.

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: [Signature]
Assistant Vice President

FIRST AMERICAN TITLE
FILE # 2827735

S 1
P 2
S 1
SC 1
INT 1

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State of Illinois
County of Cook

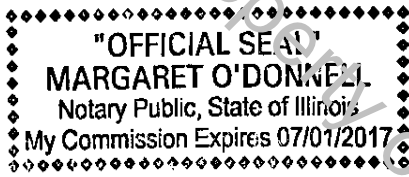
SS.

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 she signed and delivered the said instrument as 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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **16th** day of **March, 2017**.

Margaret O'Donnell

NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME Thomas Cubas
ADDRESS 2815 N. 73rd Ave CR BOX NO. _____
CITY, STATE Elmwood Park, IL 60707

SEND TAX BILLS TO:

NAME Thomas Cubas
ADDRESS 2815 N. 73rd Ave
CITY, STATE Elmwood Park, IL 60707

| REAL ESTATE TRANSFER TAX | | 07-Apr-2017 |
|--|--|-------------|
| COUNTY: | | 162.50 |
| ILLINOIS: | | 325.00 |
| TOTAL: | | 487.50 |
| 12-25-230-033-0000 2017 JAN1633975 1-221-097-152 | | |



Village of Elmwood Park
Real Estate Transfer Stamp

1625.00