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TRUSTEE'S DEED  
JOINT TENANCY



\*1712847082D\*

Doc# 1712847082 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/08/2017 01:06 PM PG: 1 OF 4

This indenture made this 3<sup>RD</sup> day of May, 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 7<sup>th</sup> day of December, 2007, and known as Trust Number 7144, party of the first part, and

JOHN H. CARLSON and

CAROL L. CARLSON

whose address is:

15704 Ellis Avenue

Dolton, IL 60419

Reserved for Recorder's Office

not as tenants in common, but as joint tenants, parties 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 parties of the second part, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to wit:

\*\*\*SEE ATTACHED "EXHIBIT A" FOR LEGAL DESCRIPTION\*\*\*

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX  
ADDRESS 15704 ELLIS  
ISSUE 5-5-17 EXPIRED 6-5-17  
AMT 50.00  
TYPE WTS  
VILLAGE COMPTROLLER

Property Address: 15704 S. ELLIS AVENUE, DOLTON, IL 60419

Permanent Tax Number: 27-14-149-014-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Exempt pursuant to: "Section 31-45 (e)" of the  
"Real Estate Transfer Tax Law"

5-3-2017  
Date

Representative

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## Exhibit A

### Legal Description for

15704 S. Ellis Avenue, Dolton, IL

Lot 15 in the First Addition to Ivy Gardens Subdivision, a Subdivision of Lots 73 and 74 in Ivy Gardens Subdivision, a Subdivision of the Northwest 1/4 of Section 14, Township 36 North, Range 14, East of the Third Principal Meridian, also part of Lot 5 in the Partition of the East 1/2 of the Southwest 1/4 of Section 11, (except the Railroad) and that part of the West 1/2 of Section 14, Township 36 North, Range 14, East of the Third Principal Meridian, lying North of the Calumet River, in Cook County, Illinois.

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be 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: \_\_\_\_\_

Assistant Vice President

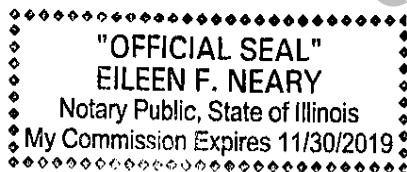
*Linda Lee Lutz*

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 3<sup>RD</sup> day of May, 2017



\_\_\_\_\_  
NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

John H Carlson  
Carol L Carlson  
15704 Ellis Ave.  
Dolton, IL 60419

SEND TAX BILLS TO:

John H Carlson  
Carol L Carlson  
15704 Ellis Ave.  
Dolton, IL 60419

**PROPERTY ADDRESS: 15704 ELLIS AVENUE, DOLTON, IL 60419**

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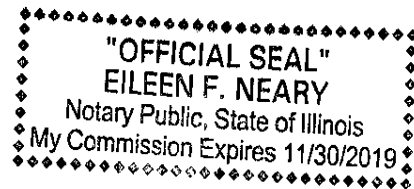
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation 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 5/3/17 Signature *Linda Lee Lutz*  
Grantor/Agent

Subscribed and Sworn to before me by the  
said party this 3rd day of May, 2017.

*[Signature]*  
Notary Public

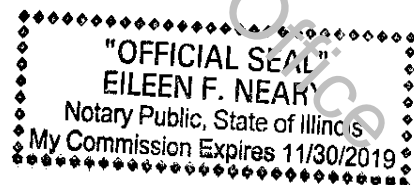


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 5/3/17 Signature *Linda Lee Lutz*  
Grantee/Agent

Subscribed and Sworn to before me by the  
said party this 3rd day of May, 2017.

*[Signature]*  
Notary Public



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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or the facsimile assignment of beneficial interest to be recorded in Cook County, Illinois, if exempt under the provisions of the Real Estate Transfer Tax Law, 35 ILCS 200/31-1 et seq.)