

TRUSTEE'S DEED

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Doc# 1715106116 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2017 01:16 PM PG: 1 OF 4

This indenture made this 7th day of April, 2017, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, 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 12th day of July, 1999 and known as Trust Number 99-88142 party of the first part, and

NUGENT CONSTRUCTION, INC.
party of the second part,

whose address is :
10125 S 87TH AVE
PALOS HILLS, IL 60465

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 HERETO AND MADE A PART HEREOF:

Address of Property: 2542-44 W WARREN BLVD., CHICAGO IL 60612

Property Tax Number: 16-12-423-042-0000 AND 16-12-423-043-0000

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 behoove 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.

REAL ESTATE TRANSFER TAX		31-May-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		31-May-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-12-423-043-0000 | 20170401640581 | 0-454-492-608

16-12-423-043-0000 | 20170401640581 | 0-316-975-552

* Total does not include any applicable penalty or interest due.

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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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Rachel Huitsing*
Rachel Huitsing- Trust Officer / Assistant Vice President

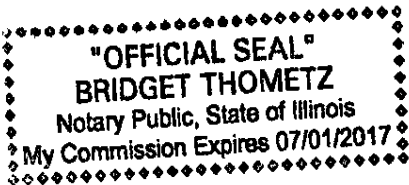
State of Illinois
County of Cook

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 7th day of April, 2017

Bridget Thometz
NOTARY PUBLIC



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

AFTER RECORDING, PLEASE MAIL TO:

PHILIP K. GORDON, Atty at Law

809 W. 35th St.

Chicago, IL 60609

SEND SUBSEQUENT TAX BILLS TO:

SENAN NUGENT

10125 S. 87th Avenue

Palos Hills, IL 60465

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LEGAL DESCRIPTION

LOTS 26 AND 27 IN PRUSSINGS SUBDIVISION OF THE SOUTHWEST BLOCKS OF THE EAST 33.81 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 April 7, 2017, ~~XXX~~

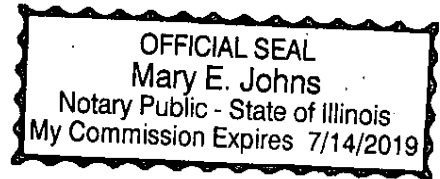
Signature: *Senan Nugent*
Grantor or Agent

Subscribed and sworn to before me

by the said SENAN NUGENT

this 7 day of April, 2017, ~~XXX~~

Notary Public *Mary E. Johns*



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 and hold title to real estate under the laws of the State of Illinois.

Dated April 7, 2017, ~~XXX~~

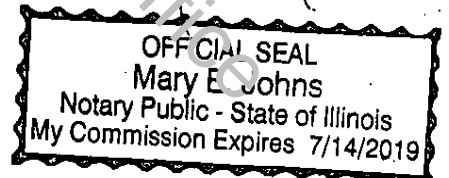
Signature: *Senan Nugent*
Grantee or Agent

Subscribed and sworn to before me

by the said SENAN NUGENT

this 7 day of April, 2017, ~~XXX~~

Notary Public *Mary E. Johns*



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