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TRUSTEE'S DEED

Reserved for Recorder's Office

Doc#: 1715249070 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/01/2017 09:01 AM Pg: 1 of 4

Dec ID 20170501648686
ST/CO Stamp 1-754-098-112 ST Tax \$200.00 CO Tax \$100.00

This indenture made this 3rd day of **May, 2017**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as successor 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 14th day of **May, 1981**, and known as Trust Number **7328** party of the first part, and **Jennifer K. Ahearn** party of the second part.

WHOSE ADDRESS IS
923 Ashbury Avenue
Downers Grove, IL 60016

FIDELITY NATIONAL TITLE SC 17009938

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 1517 Boeger Avenue, Westchester, IL 60154

Permanent Tax Number: 15-20-120-032-0000

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 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 it's **Trust Officer**, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____

Patricia L. Alvarez
Patricia L. Alvarez
Trust Officer

REAL ESTATE TRANSFER TAX		30-May-2017
	COUNTY:	100.00
	ILLINOIS:	200.00
	TOTAL:	300.00

15-20-120-032-0000 | 20170501648686 | 1-754-098-112

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
5/24/17

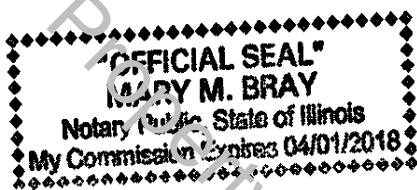
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State of Illinois
County of Lake

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named **Trust Officer** 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 **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 the Company; and the said **Trust Officer** 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 3rd day of May, 2017.



Mary M. Bray

NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
1701 Golf Road, Suite 1-101
Rolling Meadows, IL 60008

AFTER RECORDING, PLEASE MAIL TO:

NAME: *Mendall B. Hribal*
ADDRESS: *10500 W. Cermak Rd*
CITY, STATE, ZIP: *Westchester IL 60154*
OR BOX NO.

SEND TAX BILLS TO:

NAME: *Jennifer K. Ahearn*
ADDRESS: *1517 Boeger Ave*
CITY, STATE, ZIP: *Westchester IL 60154*

County Clerk's Office

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EXHIBIT "A"

Legal Description

LOT 4 IN BLOCK 16 IN MIDLAND DEVELOPMENT COMPANY'S HIGH RIDGE PARK, FIRST ADDITION, BEING A RESUBDIVISION OF THE EAST 117.34 FEET OF LOTS 147 TO 201 BOTH INCLUSIVE, LOTS 202 TO 311 BOTH INCLUSIVE; LOTS 338 TO 395 BOTH INCLUSIVE AND LOTS 448 TO 505 BOTH INCLUSIVE; LOTS 558 TO 615 BOTH INCLUSIVE AND LOTS 642 TO 751 BOTH INCLUSIVE IN WILLIAM ZELOSKY'S HIGH RIDGE PARK IN THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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AFFIDAVIT — METES AND BOUNDS

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

AFFIDAVIT — METES AND BOUNDS

Donald G. Vincenti, being duly sworn on oath,
states that he/she ~~resides at~~ does not reside at 1517 Boeger Ave, Wheaton Ill.
That the attached deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. The conveyance is made to correct descriptions in prior conveyances.
8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and a survey of said single lot having been made by a registered land surveyor.
10. The conveyance is of land described in the same manner as title was taken by grantor(s).

THE APPLICABLE STATEMENT OR STATEMENTS ABOVE ARE CIRCLED.

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of DuPage County, State of Illinois, to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO before me

Donald G. Vincenti

this 2nd day of May, 2017

Lynne Kristufek
Notary Public

