

TRUSTEE'S
DEED IN TRUST



Doc# 1803029061 Fee \$44.00

PHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2018 12:45 PM PG: 1 OF 4

This indenture made this 8th day of December, 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 5th day of June, 2013, and known as Trust Number 8002362106, party of the first part, and ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Community Bank under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated 8th day of December, 2017, and known as Trust Number 11-6458, whose address is 3400 W. Lawrence Avenue, Chicago, Illinois 60625, party 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 party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Permanent Tax Numbers: 13-26-122-047-0000; 13-26-122-065-0000; 13-26-122-066-0000

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

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this

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trust have been complied with... trust deed, mortgage, lease or other instrument executed by said trustee...

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate...

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 those presents by its Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY, as Trustee as Aforesaid

By: [Signature] Harriet Denisevicz Assistant Vice President

State of Illinois)) SS County of Cook)

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...

Given under my hand and Notarial Seal this 12th day of January, 2018.

OFFICIAL SEAL GRACE MARIN Notary Public, State of Illinois My Commission Expires 07/01/2021

[Signature] NOTARY PUBLIC

PROPERTY ADDRESS: 3642 W. George Street Chicago, Illinois 60618

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

AFTER RECORDING, PLEASE MAIL TO: Christopher S. Koziol Attorney at Law 6444 N. Milwaukee Ave. Chicago, IL 60631 CITY, STATE

SEND TAX BILLS TO: NAME MITCH GAJ ADDRESS 3642 W. GEORGE ST CITY, STATE, ZIP CODE CHICAGO, IL 60618

Table with 2 columns: REAL ESTATE TRANSFER TAX, 30-Jan-2018. Rows: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00

Table with 2 columns: REAL ESTATE TRANSFER TAX, 30-Jan-2018. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

* Total does not include any applicable penalty or interest due

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EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 8 AND 9 AND THE WEST HALF OF LOT 10 IN ALBAN SMITH'S SUBDIVISION OF THE SOUTH 365 FEET OF LOT 3 IN J.B. DAWSON'S SUBDIVISION OF LOT 9 OF DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO:

THE EAST 12.5 FEET OF LOT 51 (EXCEPT THAT PART THEREOF, IF ANY, FALLING WEST OF LOT 12.5 FEET OF SAID LOT 51) IN JOHN J.B. DAWSON'S SUBDIVISION OF THE SOUTHEASTERLY HALF OF LOT 8 TOGETHER WITH LOTS 4 AND 5 IN DAWSON'S SUBDIVISION OF LOT 9 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT OF GRANTOR/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 1/27, 18 Signature: *[Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 24 day of JAN,

2018
Notary Public *[Signature]*

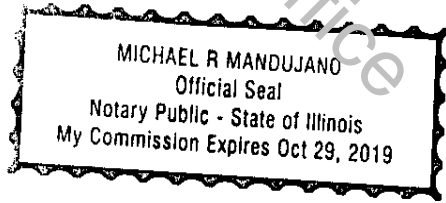


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1/24, 18 Signature: *[Signature]*
Grantee of Agent

Subscribed and sworn to before me by the said _____
this 24 day of JAN,

2018
Notary Public *[Signature]*



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