

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 16th day of February, 2018, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to The PrivateBank and Trust Company 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 24th day of September, 2009, and known as Trust Number 7358, party of the first part, and PAUL KLEIN

whose address is : 10811 S Albany Ave Chicago, IL 60655 party of the second part.



Doc# 1807234044 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2018 11:16 AM PG: 1 OF 3

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 44 (EXCEPT THE SOUTH 1.75 FEET THEREOF) AND THE SOUTH 16.75 FEET OF LOT 45 IN BLOCK 7 IN GREENWOOD PARK, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY) IN COOK COUNTY, ILLINOIS.

Property Address: 10811 S ALBANY AVE., CHICAGO, IL 60655
Permanent Tax Number: 24-13-306-107-0000

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.

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

3/5/18
Date

Dave Berardi
Representative Dave Berardi

CCRD REVIEW! R

Table with REAL ESTATE TRANSFER TAX, 13-Mar-2018, COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00. Includes logos and tax ID 24-13-306-107-0000.

Table with REAL ESTATE TRANSFER TAX, 13-Mar-2018, CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00. Includes logo and tax ID 24-13-306-107-0000.

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

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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 3/5/18 Signature: *Dave Berardi*
Dave Berardi Grantor or Agent

Subscribed and sworn to before me Heather Daniels
by the said Dave Berardi
dated March 5, 2018

HEATHER DANIELS
Notary Public-Maryland
Anne Arundel County
My Commission Expires
3/14/2021

Notary Public *Heather Daniels*

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

Dated 3/5/18 Signature: *Dave Berardi*
Dave Berardi Grantee or Agent

Subscribed and sworn to before me Heather Daniels
by the said Dave Berardi
dated March 5, 2018

HEATHER DANIELS
Notary Public-Maryland
Anne Arundel County
My Commission Expires
3/14/2021

Notary Public *Heather Daniels*

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.