

# UNOFFICIAL COPY

## TRUSTEE'S DEED

This indenture made this 14th day of March, 2018, 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 4th day of October, 2017 and known as Trust Number 8002376011

party of the first part, and -----  
 Mary E. Benshoof, TRUSTEE of  
 party of the second part MARY E. BENSHOOF  
 Whose address is: REVOCABLE TRUST  
 5048 N. Neva Avenue DATED 4/9/2018  
 Chicago, IL 60656



Doc# 1815819035 Fee \$44.00  
 RHSP FEE:\$9.00 RPRF FEE: \$1.00  
 AFFIDAVIT FEE: \$2.00  
 KAREN A. YARBROUGH  
 COOK COUNTY RECORDER OF DEEDS  
 DATE: 06/07/2018 11:55 AM PG: 1 OF 4

**WITNESSETH**, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLAR'S (\$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

Reserved for Recorder's Office

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 5048 N. NEVA, CHICAGO, IL 60656

Permanent Tax Number: 13-07-310-045-0000

Exempt under provisions of Paragraph E  
 Section 31-45, Real Estate Transfer Tax Act.  
 3-14-18 Date Mary E. Benshoof  
 Buyer, Seller or Representative

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 its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,  
 as Trustee as Aforesaid

By: Silvia Medina  
 Silvia Medina, Trust Officer

REAL ESTATE TRANSFER TAX 07-Jun-2018



|          |        |
|----------|--------|
| CHICAGO: | 0.00   |
| CTA:     | 0.00   |
| TOTAL:   | 0.00 * |

13-07-310-045-0000 | 20180601693241 | 1-412-300-064

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

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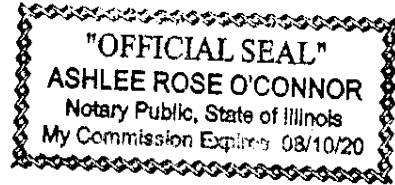
State of Illinois      SS  
County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named **Silvia Medina, 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 **14<sup>th</sup> day of March, 2018**

*Ashlee Rose O'Connor*  
\_\_\_\_\_  
NOTARY PUBLIC

Property Address:  
5048 N. NEVA, CHICAGO, IL 60656  
PIN: 13-07-310-045-0000



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
1701 GOLF ROAD, SUITE 1-102  
ROLLING MEADOWS, ILLINOIS 60008

AFTER RECORDING, PLEASE MAIL TO:

NAME: Mary E Benshoof  
ADDRESS: 5048 N. Neva Ave OR BOX NO. \_\_\_\_\_  
CITY, STATE, ZIP: Chicago, Illinois 60656

SEND TAX BILLS TO:

NAME: Mary E. Benshoof  
ADDRESS: 5048 N. Neva Ave  
CITY, STATE, ZIP: Chicago, Illinois 60656

| REAL ESTATE TRANSFER TAX |           | 07-Jun-2018 |      |
|--------------------------|-----------|-------------|------|
|                          | COUNTY:   |             | 0.00 |
|                          | ILLINOIS: |             | 0.00 |
|                          | TOTAL:    |             | 0.00 |

13-07-310-045-0000 | 20180601693241 | 0-956-791-072

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## LEGAL DESCRIPTION

**LOT 130 IN FOSTER-HARLEM RESUBDIVISION OF PARTS OF BLOCKS 3, 6 AND 7 AND ALL OF BLOCKS 1, 8, 9 AND 10 IN VOLK BROS. GREATER HARLEM AVENUE SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 27, 1950 AS DOCUMENT 14861751, IN COOK COUNTY, ILLINOIS.**

PROPERTY ADDRESS: 5048 N. NEVA AVENUE, CHICAGO, IL 60656

PIN: 13-07-310-045-0000

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 9 | 20 18

SIGNATURE: Mary E Benshoof  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

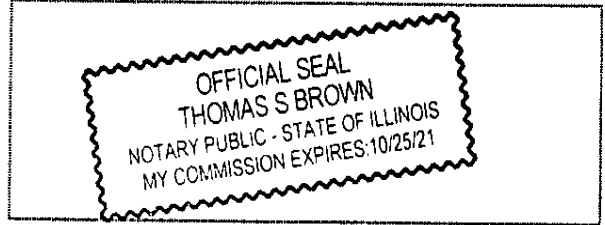
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantor): \_\_\_\_\_

On this date of: 4 | 9 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 9 | 20 18

SIGNATURE: Mary E Benshoof  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

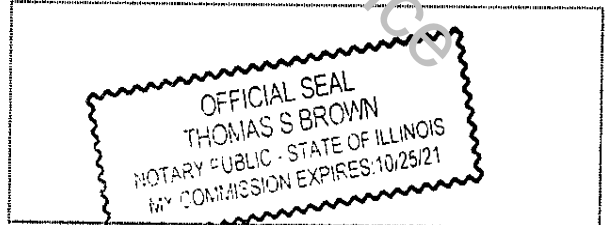
Subscribed and sworn to before me, Name of Notary Public: \_\_\_\_\_

By the said (Name of Grantee): \_\_\_\_\_

On this date of: 4 | 9 | 20 18

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)