

# UNOFFICIAL COPY



## TRUSTEE'S DEED JOINT TENANCY 1 of 1

PT 18-45477

This indenture made this 24th day of May, 2018, 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 18th day of June, 1987, and known as Trust Number 7349, party of the first part, and

^  
10 S. LaSalle Chicago, IL 60603

**JIAN FANG AND JIN ZHANG**, as joint tenants with rights of survivorship, and not as tenants in common

parties of the second part

\*a married couple\*\*

whose address is:

3738 W. Irving Park Road, Chicago, IL 60618  
1795 Pondsider Dr.  
Northbrook, IL 60062

Doc# 1817149237 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2018 02:49 PM PG: 1 OF 5

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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 3738 W. Irving Park Road, Chicago, IL. 60618

Permanent Tax Number: 13-14-330-029-0000

Return to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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.

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

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid



By: *Bridget Thometz*  
Bridget Thometz- 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 **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 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 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 24th day of May, 2018.

*Rachel Huitsing*  
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:~~

NAME *Daniel Stefanczuk*

ADDRESS *6841 W. Belmont Ave.*

CITY, STATE *Chicago, IL 60634*

SEND SUBSEQUENT TAX BILLS TO:

NAME *Daniel <sup>JIAN</sup> Fang*

ADDRESS *P.O. Box 81*

CITY, STATE *Techny, IL 60082*

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LEGAL DESCRIPTION:

LOT 33 IN BLOCK 29 IN SUBDIVISION OF BLOCKS 1 TO 38 BOTH INCLUSIVE IN W.B. WALKER'S ADDITION TO CHICAGO IN THE SOUTH WEST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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**REAL ESTATE TRANSFER TAX**

29-May-2018



**CHICAGO:**

3,000.00

**CTA:**

1,200.00

**TOTAL:**

4,200.00

13-14-330-029-0000 | 20180501682265 | 0-304-409-888

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

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**REAL ESTATE TRANSFER TAX**

29-May-2018



**COUNTY:**  
**ILLINOIS:**  
**TOTAL:**

200.00  
400.00  
600.00

13-14-330-029-0000

20180501682265

1-861-547-296

Property of Cook County Clerk's Office