



Doc# 1830913027 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2018 12:18 PM PG: 1 OF 4

TRUSTEE'S DEED

This indenture made this 17th day of September, 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 May 21, 1997 aka June 4, 2001, and known as Trust No. 300870-01, party of the first part, and David R. Quality Homes LTD, an Illinois Corporation, 5112 Spruce Pointe Dr., Gurnee, IL 60031 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 parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:


LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF



Property Address: 2156-2158 N. Kilpatrick, Chicago, IL 60639

Permanent Tax Number: 13-34-115-029-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, 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.

REAL ESTATE TRANSFER TAX	05-Nov-2018
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	05-Nov-2018
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-34-115-029-0000 | 20181101624548 | 1-014-661-792

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

CCRD REVIEW 

UNOFFICIAL COPY

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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,

as Trustee as Aforesaid

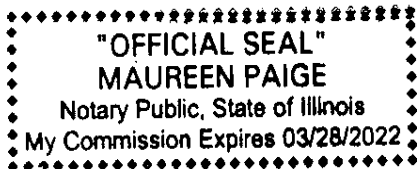
By: *Lilli Kuzma*
Lilli Kuzma - Trust Officer / Assistant Vice President

State of Illinois
County of DuPage

ss.

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 and as the free and voluntary act of the Company; and the said Assistant 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 17th day of September, 2018



Maureen Paige
NOTARY PUBLIC

This instrument was prepared by: **Lilli Kuzma**
CHICAGO TITLE LAND TRUST COMPANY
2441 Warrenville Road, Suite 100
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME *Ed Beda*

ADDRESS *8501 W. Higgins #440*

CITY, STATE *Chicago, IL 60631*

SEND SUBSEQUENT TAX BILLS TO:

NAME *David R. Quality Homes LTD.*

ADDRESS *5112 Spruce Pointe Dr.*

CITY, STATE *Gurnee, IL 60031*

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LEGAL DESCRIPTION

LOTS 1 AND 2 IN BLOCK 2 IN JOHN F. THOMPSON'S ARMITAGE AVENUE SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-34-115-029-0000

Commonly known as: 2156-2158 N. Kilpatrick, Chicago, IL 60639

Property of Cook County Clerk's Office

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: 9 | 18 | 20 18

SIGNATURE: *Edward Reda*
GRANTOR or AGENT

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

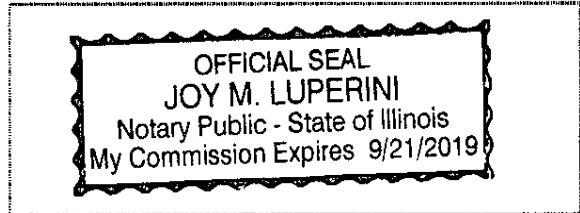
Subscribed and sworn to before me, Name of Notary Public: *Joy M. Luperini*

By the said (Name of Grantor): *Edward Reda*

On this date of: 9 | 18 | 20 18

NOTARY SIGNATURE: *Joy M. Luperini*

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: 9 | 18 | 20 18

SIGNATURE: *Edward Reda*
GRANTEE or AGENT

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

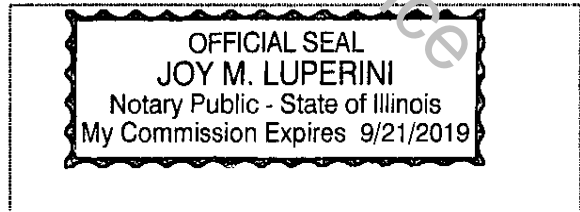
Subscribed and sworn to before me, Name of Notary Public: *Joy M. Luperini*

By the said (Name of Grantee): *Edward Reda*

On this date of: 9 | 18 | 20 18

NOTARY SIGNATURE: *Joy M. Luperini*

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))