

# UNOFFICIAL COPY



\*1831234062D\*

Doc# 1831234062 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/08/2018 02:19 PM PG: 1 OF 4

## TRUSTEE'S DEED

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** hereby duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 07/12/2016 and known as Trust No. BEV-4104 party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Boja Ayeni and Joy Ayeni, as joint tenants parties of the second part whose address is (Address of Grantee) 4 Gianna Court, Flossmoor, IL 60422 the following described real estate situated in the County of Cook In the State of Illinois; to wit:

See Attached rider for Legal Description

Property Address: **4178 S. Drexel, Blvd, Unit #2, Chicago, IL 60653**

PIN: **20-02-112-030-1016 and 20-02-112-030-1032**

### SUBJECT TO:

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining **TO HAVE AND TO HOLD** the same unto said parties 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, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Senior Vice President and attested by its Vice President, this 11<sup>th</sup> day of October, 2018.

THE CHICAGO TRUST COMPANY  
as Trustee aforesaid, and not personally.

BY: \_\_\_\_\_

Senior Vice President

ATTEST: \_\_\_\_\_

Vice President

CCRD REVIEW

### REAL ESTATE TRANSFER TAX

08-Nov-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

### REAL ESTATE TRANSFER TAX

08-Nov-2018



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-02-112-030-1016 | 20181001621788 | 0-207-314-080

20-02-112-030-1016 | 20181001621788 | 0-750-207-648

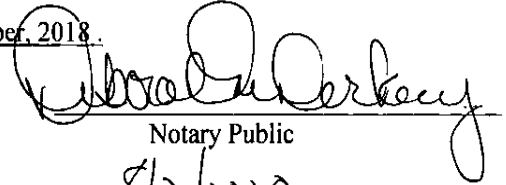
\* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS )  
COUNTY OF Cook )SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that the above named Alyne Polikoff, Sr., Vice President and  
Thomas Buker, Vice President of THE CHICAGO TRUST COMPANY, N.A.. Grantor,  
personally known to me to be the same persons whose names are subscribed to the  
foregoing instrument as such, Sr. Vice President and V.P. respectively, appeared before  
me this day in person acknowledged that they signed and delivered the said instrument as  
their own free and voluntary acts, and as the free and voluntary act of said Bank, for the  
uses and purposes, therein set forth and the said Senior Vice President then and there  
acknowledged and that said Senior V.P.-Trust Officer as custodian of the corporate seal  
of said Bank caused the corporate seal of said Bank to be affixed to said instrument as  
said V.P.-Trust Officer own free and voluntary act, and as the free and voluntary act of  
said Bank for the uses and purposes therein set forth. Given under my hand and notarial  
seal this

11<sup>th</sup> day of October, 2018

  
Notary Public

My Commission Expires: 8/21/2020



### ADDRESS OF PROPERTY

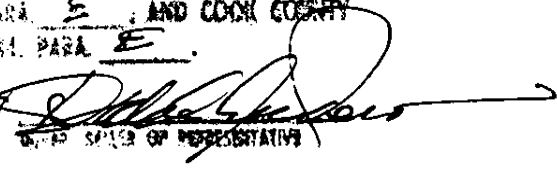
**4178 S. Drexel, Blvd, Unit #2, Chicago, IL 60653**

(The above address is for information only and is not part of this deed.)

**This instrument was prepared by:**  
The Chicago Trust Company, N.A.  
Deborah Derkacy, Land Trust Administrator  
10258 S. Western Avenue  
Chicago, IL 60643

**Mail subsequent tax bills to:**  
Bola Ayeni  
Joy Ayeni  
4 Gianna Court  
Flossmoor, IL 60422

EXEMPT UNDER REAL ESTATE TRANSFER ACT  
SEC. 4 PARA. 5 AND COOK COUNTY  
REC. STAT. PARA. 5

10/3/18   
NOTARY PUBLIC

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UNIT 4178-2 AND PARKING SPACE P-16 IN THE 4162-4178 SOUTH DREXEL BLVD. CONDOMINIUM, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT: THENCE SOUTH 03 DEGREES 44 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE THEREOF, 187.11 FEET TO THE SOUTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS WEST, ALONG SAID SOUTH LINE, 80.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 23.82 FEET; THENCE NORTHERLY AND EASTERLY 7.85 FEET ALONG THE ARC OF A CIRCLE CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 5.00 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 7.07 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 7.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 128.33 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 7.00 FEET; THENCE WESTERLY AND NORTHERLY 7.85 FEET ALONG THE ARCH OF A CIRCLE CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 5.00 FEET, AND WHOSE CHORD BEARS NORTH 45 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 7.07 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 24.61 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS EAST, ALONG SAID NORTH LINE, 68.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF LOTS 16 TO 24 IN BLOCK 3 IN CHARLES R. STEELE'S RESUBDIVISION OF BLOCK 1 IN BAYARD AND PALMER ADDITION TO THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 49 MINUTES 25 SECONDS WEST, ALONG THE NORTH LINE THEREOF, 82.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 49.82 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 88.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 8.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 88.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 4162-4178 SOUTH DREXEL BLVD. CONDOMINIUM, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER - AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PIN: 20-02-112-030-1016 & 20-02-112-030-1032  
Address: 4178 S. Drexel Blvd., Unit #2, Chicago, Illinois 60653

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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 10/11 2018

Signature: \_\_\_\_\_

Grantor/Agent

Subscribed and sworn to before me by the said Grantor this 11<sup>th</sup> day of October, 2018

Notary Public \_\_\_\_\_



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

Dated 10/11 2018

Signature: \_\_\_\_\_

Grantee/Agent

Subscribed and sworn to before me by the said Grantee this 11<sup>th</sup> day of October, 2018

Notary Public \_\_\_\_\_



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