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TRUSTEE'S DEED



Doc# 1833342089 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/29/2018 03:48 PM PG: 1 OF 3

RE 211111 (422457) 314

THIS INDENTURE, made on October 30, 2018 between Vincent K. Stewart as trustee of The Vincent K. Stewart Living Trust dated the 10th day of June, 2016, party of the first part, and James Mazique, Jr., 7134 S. Eberhart Avenue, Chicago, Illinois 60619 party/parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid does hereby convey and **QUIT-CLAIM** unto said party/parties of the second part, the following described REAL ESTATE, situated in Cook County, Illinois, to wit:

LOT 105 (EXCEPT THE NORTH 20 FEET THEREOF) ALL OF LOT 106 AND THE NORTH 10 FEET OF LOT 107 IN SPEIGHT AND OTHERS SUBDIVISION OF 17.117 ACRES LYING SOUTH OF THE BALTIMORE AND OHIO RAILROAD IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly Known As 8039 Phillips Avenue, Chicago, Illinois 60617

Property Index Number 21-31-109-051-0000

together with the tenements and appurtenances thereunto belonging.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2018 and beyond.

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in him by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused his name to be signed, the day and year first above written.

By

Vincent K. Stewart

as Trustee, as aforesaid, and not personally

REAL ESTATE TRANSFER TAX

27-Nov-2018



COUNTY: 69.00
ILLINOIS: 138.00
TOTAL: 207.00

21-31-109-051-0000 | 20181101629988 | 1-184-166-560

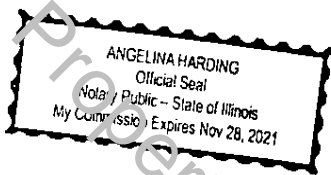
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Vincent K. Stewart, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30 day of October, 2018




[Handwritten Signature]
(Notary Public)

Prepared By: Gregg E. Littlejohn
15 Abbeyfeale Drive
Oswego, Illinois 60543

Mail To:
Gardi & Haught Ltd
Thomas Haught
939 N. Plum Grove Road
Schaumburg, IL 60173

Grantee's Address
15 Conners Ct.
Tinley Park, IL 60477

Send Future Tax Bills To:
James Mazique, Jr.
8039 Phillips Avenue
Chicago, Illinois 60617

REAL ESTATE TRANSFER TAX		15-Nov-2018
	CHICAGO:	1,035.00
	CTA:	414.00
	TOTAL:	1,449.00 *

After Recording Return To:

Burnet Title - Post Closing
1301 W. 22nd Street Suite 510
Oak Brook, IL 60523

21-31-109-051-0000 | 20181101629988 | 2-042-335-904

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

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 11 | 8 | 2018

SIGNATURE: [Signature]
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): Vincent K. Stewart

On this date of: 11 | 8 | 2018

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

DATED: 11 | 8 | 2018

SIGNATURE: [Signature]
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): James Marjorie Jr.

On this date of: 11 | 8 | 2018

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)