

# UNOFFICIAL COPY



## TRUSTEE'S DEED

Doc# 1908434011 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/25/2019 09:36 AM PG: 1 OF 3

This indenture made this **10th** day of **September, 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 **25th** day of **March, 2015**, and known as Trust Number **8002367659**, party of the first part, and **BROADMOOR, LLC**, a Delaware Limited Liability Company whose address is: **1950 W. Montrose Avenue Chicago, Illinois 60618** party of the second part.

REAL ESTATE TRANSFER TAX	25-Mar-2019
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



14-18-214-030-1025 | 20190301629722 | 0-478-166-432

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

**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 party of the second part, the following described real estate, situated in **Cook** County, Illinois, to wit:

**UNIT NOS. 4527-3A AND G-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RAVENSWOOD COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 93954234, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Tax Numbers: 14-18-214-030-1025 and 14-18-214-030-1035

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.

REAL ESTATE TRANSFER TAX	25-Mar-2019
COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

14-18-214-030-1025 | 20190301629722 | 0-576-581-024

O'Connor Title Guaranty, Inc.

# FA-18-0636  
19079-108

43

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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

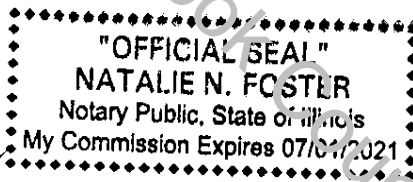
By: [Signature]  
Harriet Denisevicz  
Assistant Vice President

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 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 she signed and delivered the said instrument as 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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this **18th** day of **September, 2018**.

PROPERTY ADDRESS:  
4527 N. Wolcott Avenue  
Unit 3A and G7  
Chicago, Illinois 60634  
60640



[Signature]  
NOTARY PUBLIC

This instrument was prepared by:  
Harriet Denisevicz  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

& Tax Bills

NAME Broadmoor, LLC  
ADDRESS 1950 W Montrose Ave  
CITY, STATE Chicago, IL 60618

SEND TAX BILLS TO:

NAME Broadmoor, LLC  
ADDRESS 1950 W. MONTROSE AVE  
CITY, STATE Chicago IL 60618

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4  
OF THE REAL ESTATE TRANSFER ACT.

3/22/19  
DATED  
[Signature]  
SIGNATURE OF BUYER, SELLER, REPRESENTATIVE

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## 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: 3 | 20 | 2019

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:

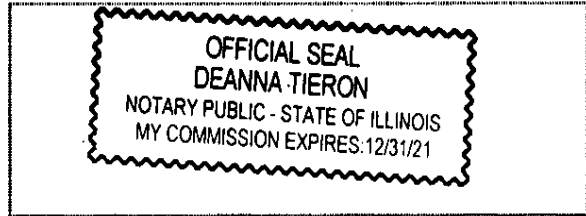
Deanna Tieron

By the said (Name of Grantor): Frank Navarrete  
Agent

On this date of: 3 | 20 | 2019

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: 3 | 20 | 2019

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:

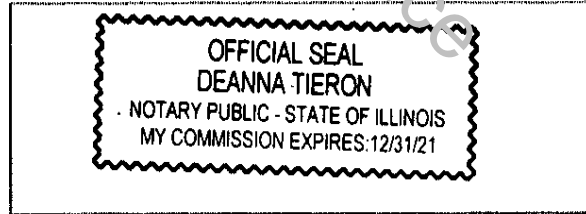
Deanna Tieron

By the said (Name of Grantee): Frank Navarrete  
Agent

On this date of: 3 | 20 | 2019

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)**)