

# UNOFFICIAL COPY



Doc# 1915116013 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/31/2019 11:22 AM PG: 1 OF 4

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 2<sup>nd</sup> day of May, 2019, between **CHICAGO TITLE LAND TRUST COMPANY**, 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 30<sup>th</sup> day of December, 1993, and known as Trust Number 67606, party of the first part, and

**4535 W. FULLERTON, LLC, An Illinois limited liability company**

whose address is:

4535 W. Fullerton Avenue  
Chicago, IL 60639

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

See Legal Description **EXHIBIT "A"** attached and made a part hereof

**Property Address:** 4535 W. Fullerton, Chicago, IL 60639

**Permanent Tax Number:** 13-34-104-002-0000

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.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



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

By: *Laurel D. Thorpe*  
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 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 2<sup>nd</sup> day of May, 2019.

*Natalie Foster*  
NOTARY PUBLIC



PROPERTY ADDRESS:  
**4353 W. Fullerton Avenue**  
**Chicago, IL 60639**

This instrument was prepared by:  
**Laurel D. Thorpe**  
**CHICAGO TITLE LAND TRUST COMPANY**  
**10 S. LaSalle St., Suite 2750**  
**Chicago, IL 60601-3294**

AFTER RECORDING, PLEASE MAIL TO:

Chuhak & Tecson, P.C.  
Attention: Lindsey P. Markus  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

SEND TAX BILLS TO:

4535 W. FULLERTON, LLC  
4535 W. Fullerton Avenue  
Chicago, IL 60639

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## EXHIBIT "A"

After Recording Mail to:

Chuhak & Tecson, P.C.  
Attention: Lindsey P. Markus  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606


Send Tax Bills to:

4535 W. FULLERTON, LLC  
4535 W. Fullerton Avenue  
Chicago, IL 60639

### LEGAL DESCRIPTION

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ (EXCEPT EAST 294 FEET THEREOF) OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (EXCEPT STREET) IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: March 22, 2019   
Thomas Bogdan

#### REAL ESTATE TRANSFER TAX 30-May-2019



<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

13-34-104-002-0000 | 20190501688485 | 1-972-740-000

#### REAL ESTATE TRANSFER TAX 30-May-2019



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-34-104-002-0000 | 20190501688485 | 0-952-754-080

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

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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 grantor shown on the deed or assignment of beneficial interest in a land trust or is either is a natural person, an Illinois partnership, 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 their 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: May 2, 2019.

[Signature]

SUBSCRIBED and SWORN to before me this 2nd day of May, 2019.



[Signature]  
NOTARY PUBLIC

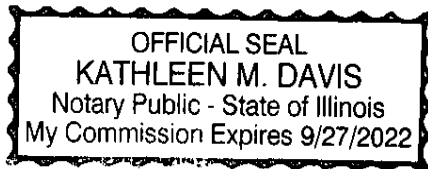
My commission expires: \_\_\_\_\_

The grantee 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 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 their 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: May 2, 2019.

[Signature]

SUBSCRIBED and SWORN to before me this 2nd day of May, 2019.



[Signature]  
NOTARY PUBLIC

My commission expires: \_\_\_\_\_

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 or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 5 of the Illinois Real Estate Transfer Act.]