

AS

UNOFFICIAL COPY

TRUSTEE'S DEED



This indenture made this 30th day of May, 2019, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, f/k/a **The Chicago 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 15th day of December, 1999, and known as Trust Number 1107908, party of the first part, and **DAVID POWELL**

Whose address is:
10642 S Lafayette Ave
Chicago, IL 60628
party of the second part.

Doc# 1915645068 Fee \$53.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2019 02:06 PM PG: 1 OF 2

REAL ESTATE TRANSFER TAX		05-Jun-2019
	COUNTY:	14.50
	ILLINOIS:	29.00
	TOTAL:	43.50
29-24-100-018-1174	20190401652627	0-307-707-808

Reserved for Recorder's Office

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:

PARCEL 1:

UNIT NUMBER 416 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE, HEREINAFTER REFERRED TO AS PARCEL:

LOT 2 EXCEPTING THEREFROM THAT PORTION LYING ABOVE A HORIZONTAL PLANE DRAWN AT AN ELEVATION OF 609.13 (U.S.G.S. DATUM REFERENCED TO A BENCH MARK BEING THE BRASS PLUG AT THE CENTER LINE OF INTERSECTION OF 169TH STREET AND PAXTON AVENUE ELEVATION 601.02) BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING IN THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 18 DEGREES 16 MINUTES 08 SECONDS WEST 29 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 71 DEGREES 44 MINUTES 52 SECONDS EAST 34.37 FEET; THENCE SOUTH 18 DEGREES 16 MINUTES 08 SECONDS EAST 29 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 71 DEGREES 44 MINUTES 52 SECONDS WEST 34.37 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS IN RIVER OAKS WEST UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 SECTION 24 AND THAT PART OF LOT 1 LYING NORTH OF THE LITTLE CALUMET RIVER IN THE SUBDIVISION OF THE SOUTHWEST 1/4 SECTION 24, IN ALL TOWNSHIP 38 NORTH, RANGE 41 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 1971 AS DOCUMENT NO. 21704184, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 21073, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS NO. 21712328 AS AMENDED.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER AND UPON LOT 4 IN RIVER OAKS WEST UNIT 1 SUBDIVISION AFORESAID AND AS SET FORTH IN THE DECLARATION RECORDED NOVEMBER 15, 1971 AS DOCUMENT 2172320 AND CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST COMPANY TRUSTEE UNDER TRUST NO 21073 TO MARY ELIZABETH PEPERA RECORDED JANUARY 9, 1973 AS DOCUMENT NO. 22181376 OVER AND UPON LOT 1 IN RIVER OAKS WEST UNIT 1, SUBDIVISION AFORESAID AS CREATED BY SAID SUBDIVISION ALL IN COOK COUNTY, ILLINOIS.

Property Address: 100 Park Ave., #416, Calumet City, IL 60409
Permanent Tax Number: 29-24-100-018-1174

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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.

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

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



By: *Linda Lee Lutz*
Linda Lee Lutz, Assistant Vice President

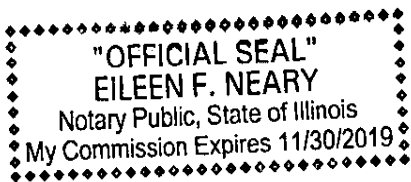
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Linda Lee Lutz, 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 30TH day of May, 2019

[Signature]
NOTARY PUBLIC



This instrument was prepared by:
Linda Lee Lutz, AVP/LTO
CHICAGO TITLE LAND TRUST COMPANY
15255 S 94th Ave., Suite 604
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

CHRISTOPHER HARRIS
SHIELD LAW FIRM LLC
3047 N. LINCOLN AVE. STE. 400
CHICAGO, IL. 60657

SEND TAX BILLS TO:

DAVID POWELL
100 PARK AVE. #416
CALUMET CITY, IL. 60409

REAL ESTATE TRANSFER TAX

 54115 *St 30119*
IL
Calumet City • City of Homes \$ *116.00*

REAL ESTATE TRANSFER TAX

 54114 *St 30119*
IL
Calumet City • City of Homes \$ *116.00*

PROPERTY ADDRESS: 100 PARK AVE., #416, CALUMET CITY, IL 60409