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TRUSTEE'S DEED 1/2

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Doc#: 1925446114 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/11/2019 01:43 PM Pg: 1 of 4

Dec ID 20190801678202
ST/CO Stamp 1-907-591-776

This indenture made this 21st day of August, 2019 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 16th day of May, 2018 and known as Trust Number 8002378058 party of the first part, and

RIDGEWAY GROUP, LLC

Reserved for Recorder's Office

party of the second part,

whose address is :
3730 West Devon
Lincolnwood, IL 60712

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 ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 5108 ROBERTA LANE, RICHTON PARK, IL 60471

Permanent Tax Number: 31-33-211-010-0000

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 behoove 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.

Exempt Under Paragraph 0, Section 4
of the Real Estate Transfer Tax Act.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-3650
Recording Department

Signature [Handwritten Signature] Date August 21, 2019

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

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



By: *Rachel Huitsing*
Rachel Huitsing – 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 21st day of August, 2019.

Grace Marin
NOTARY PUBLIC

"OFFICIAL SEAL"
GRACE MARIN
Notary Public, State of Illinois
My Commission Expires 07/01/2021

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:
Lizbeth Eisen Fentress
Attorneys and Counselors at Law
134 North LaSalle Street
Suite 750
Chicago, Illinois 60602
CITY STATE ZIP: Chicago, Illinois 60602
Attorneys and Counselors at Law
134 North LaSalle Street
Suite 750
Chicago, Illinois 60602

SEND SUBSEQUENT TAX BILLS TO:
NAME: *Ridgeway Group LLC*
ADDRESS: *3730 W. Devon*
CITY STATE ZIP: *Lisle, IL 60712*

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Lot 340 in Burnside's Lakewoodmanor Unit Number 10, a subdivision of part of the Northwest 1/4 and part of the Northwest 1/4 of Section 33, Township 35 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as 5108 Roberta Lane, Richton Park, IL 60471

P.I.N. 31-33-211-010-0000

Property of Cook County Clerk's Office

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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: 8/21/2019

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:

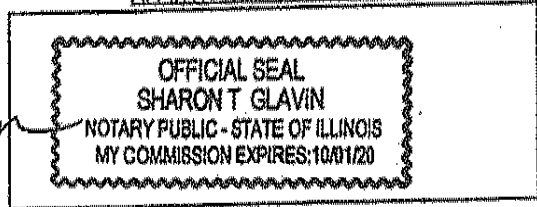
SHARON T. GLAVIN

By the said (Name of Grantor): [Signature]

AFFIX NOTARY STAMP BELOW

On this date of: 8/21/2019

NOTARY SIGNATURE: [Signature]



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: 8/21/2019

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:

SHARON T. GLAVIN

By the said (Name of Grantee): RIDGEBAY GROUP LLC

AFFIX NOTARY STAMP BELOW

On this date of: 8/21/2019

NOTARY SIGNATURE: [Signature]



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)