

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 24th day of October, 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 29th day of June, 2017 and known as Trust Number 8002375188, party of the first part, and



Doc# 1931116062 Fee \$88.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD H. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 11/07/2019 12:32 PM PG: 1 OF 4

Sabrina Wetzel

party of the second part,

Reserved for Recorder's Office

whose address is :
645 North Taylor Ave.
Oak Park, IL 60302

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:

Lot 2 in Paul Schulte's Subdivision of the North 273.20 Feet of Lot 1 (except the West 10 feet thereof) in Block 3 in John Johnston Jr.'s addition to Austin, being a subdivision of the South 1/2 of the Southwest 1/4 of Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property Address: 645 North Taylor Ave., Oak Park, IL 60302

Permanent Tax Number: 16-05-318-017

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 provisions of paragraph 6,
Section 4, Real Estate Transfer Act.

11/7/2019
Date
[Signature]
Representative

EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park

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LEGAL DESCRIPTION

Lot 2 in Paul Schulte's Subdivision of the North 273.20 Feet of Lot 1 (except the West 10 feet thereof) in Block 3 in John Johnston Jr.'s addition to Austin, being a subdivision of the South 1/2 of the Southwest 1/4 of Section 5, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 16-05-318-017

Address of Real Estate: 645 North Taylor Avenue
Oak Park, Illinois 60302

REAL ESTATE TRANSFER TAX

07-Nov-2019

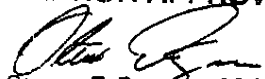


COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

16-05-318-017-0000 | 20191101638870 | 1-049-047-392

Property of Cook County Clerk's Office

EXEMPTION APPROVED

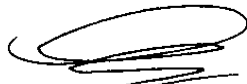

Steven E. Drazner, CFO
Village of Oak Park

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



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: 
Martha Lopez - Asst. 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 Asst. 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 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 Asst. 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 **24th** day of **October, 2019**.




NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

NAME: _____

ADDRESS: _____

CITY STATE ZIP: _____

SEND SUBSEQUENT TAX BILLS TO:

NAME: _____

ADDRESS: _____

CITY STATE ZIP: _____

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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: NOV 7 2019

SIGNATURE: *Sabrina Wetzel*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

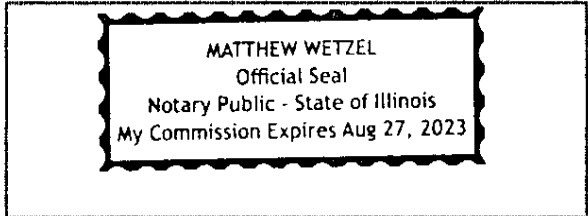
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Sabrina Wetzel*

On this date of: 11 | 7 | 2019

NOTARY SIGNATURE: *Matthew Wetzel*

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: NOV 7 2019

SIGNATURE: *Sabrina Wetzel*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

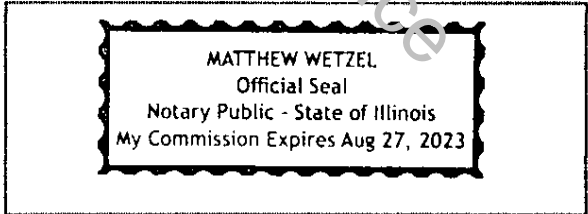
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Sabrina Wetzel*

On this date of: 11 | 7 | 2019

NOTARY SIGNATURE: *Matthew Wetzel*

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)**)