

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 10th day of December, 2019 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor 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 November, 1988 and known as Trust Number 5398 party of the first part, and



Doc# 2000222201 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2020 03:19 PM PG: 1 OF 4

BLISS PROPERTY GROUP, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part.

whose address is : 200 W. Madison Street, Ste. 4200 Chicago, IL 60606

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 INCORPORATED HEREIN AS EXHIBIT "A"

Property Address: 5945 S. Archer Avenue, Chicago, IL 60638

Permanent Tax Number: 19-08-428-038-0000 and 19-08-428-054-0000

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 provisions of paragraph E, Section 31-45, Real Estate Transfer Tax Act.

12/18/19 [Signature] Buyer, Seller or Representative

Handwritten notes and stamps on the right margin, including 'S 4', 'SC', and 'INT'.

UNOFFICIAL COPY

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 Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: 
Kelli A. Wyzkowski Vice President

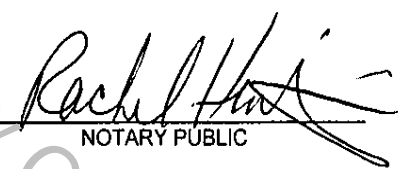
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 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 10th day of December, 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:

BLISS PROPERTY GROUP, L.L.C.
200 W. MADISON STREET, STE. 4200
CHICAGO, IL 60606

SEND SUBSEQUENT TAX BILLS TO:
NATIONAL SHOPPING PLAZAS, INC.
~~BLISS PROPERTY GROUP, L.L.C.~~
200 W. MADISON STREET, STE. 4200
CHICAGO, IL 60606

REAL ESTATE TRANSFER TAX		02-Jan-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

19-08-428-038-0000 | 20200101682961 | 0-962-895-200

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

REAL ESTATE TRANSFER TAX

19-08-428-038-0000 | 20200101682961 | 1-983-454-560

COUNTY: 02-Jan-2020
ILLINOIS: 0.00
TOTAL: 0.00

UNOFFICIAL COPY

EXHIBIT A

PARCEL 1:

THAT PART OF LOT 39 COMMENCING AT THE NORTHWEST CORNER THEREOF; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 39, 40.66 FEET TO A POINT OF BEGINNING ON THE SOUTH LINE OF THE RIGHT OF WAY OF ARCHER AVENUE; THENCE NORTHEASTERLY ALONG SAID SOUTH LINE OF THE RIGHT OF WAY OF ARCHER AVENUE, 100 FEET; THENCE SOUTH PARALLEL WITH THE SAID WEST LINE OF LOT 39, 125 FEET; THENCE SOUTHWESTERLY PARALLEL WITH SAID SOUTH LINE OF THE RIGHT OF WAY OF ARCHER AVENUE, 100 FEET; THENCE NORTH ALONG SAID WEST LINE OF LOT 39, 125 FEET TO POINT OF BEGINNING IN SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ARCHER AVENUE, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 28.08 FEET OF THE EAST 98.08 FEET OF LOT 39 (EXCEPT THAT PART LYING IN ARCHER AVENUE AND EXCEPT THE SOUTH 211 FEET THEREOF) IN THE SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ARCHER AVENUE.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 2 OVER THAT PORTION OF THE WEST 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH OF A LINE 20 FEET SOUTH OF AND PARALLEL TO THE NORTHERLY LOT LINE OF SAID PROPERTY WHICH PROPERTY IS DESCRIBED AS FOLLOWS:

THE WEST 50 FEET OF THE EAST 70 FEET OF THAT PART OF LOT 39 LYING SOUTH OF ARCHER AVENUE AND THE WEST 50 FEET OF THE EAST 70 FEET OF LOT 44 LYING NORTHWESTERLY OF THE RIGHT OF WAY OF THE INDIANA HARBOR BELT RAILROAD IN THE SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ARCHER AVENUE, AS CREATED BY DEED FROM THE NATIONAL BANK OF ALBANY PARK IN CHICAGO AS TRUST NUMBER 11-2947 TO SAM GREENE AND LOU ELLA GREENE, HIS WIFE, DATED SEPTEMBER 11, 1974 AND RECORDED OCTOBER 7, 1974 AS DOCUMENT NUMBER 22869444, ALL IN COOK COUNTY, ILLINOIS.

Property Address: 5945 S. Archer Avenue
Chicago, Illinois 60638

PIN: 19-08-428-038-0000
19-08-428-054-0000

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor 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 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: 12/31, 2019

Signature: *Thomas H. Page*
Grantor or Agent

Subscribed and sworn to before me by the said Thomas H. Page this 31st day of December, 2019

Notary Public *Robbin L. Luckett*



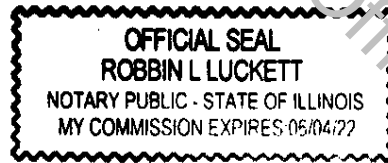
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/31, 2019

Signature: *Thomas H. Page*
Grantee or Agent

Subscribed and sworn to before me by the said Thomas H. Page this 31st day of December, 2019

Notary Public *Robbin L. Luckett*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)