

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 9<sup>th</sup> day of January, 2020, between **CHICAGO TITLE LAND TRUST COMPANY**, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY AS SUCCESSOR TO PARK NATIONAL BANK AS SUCCESSOR TO THE COSMOPOLITAN NATIONAL BANK OF CHICAGO, 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 18<sup>th</sup> day of February, 1986, and known as Trust Number 27713, party of the first part, and



Doc# 2003845048 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2020 11:33 AM PG: 1 OF 5

**Peter Zuiko and Deborah L. Zuiko,**  
as Trustees of the Peter Zuiko Trust

whose address is:

1231 W. Heather Lane  
1335 S. Dunton Avenue  
Arlington Heights, IL 60005

### REAL ESTATE TRANSFER TAX

07-Feb-2020



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

party of the second part.

13-23-207-018-0000 | 20200101605394 | 1-891-685-216

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

**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 and made a part hereof

Property Address: 3909 N. Sawyer Avenue, Chicago, IL & 3906 N. Sawyer Avenue, Chicago, IL

Permanent Tax Number: 13-23-207-018-0000 & 13-23-206-034-0000

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.

Subject to: The terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof.

### REAL ESTATE TRANSFER TAX

07-Feb-2020



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

13-23-207-018-0000 | 20200101605394 | 1-035-746-144

SY  
P5  
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280

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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*  
Trust Officer

**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 9<sup>th</sup> day of January, 2020.

*Rachel Huitsing*  
NOTARY PUBLIC



PROPERTY ADDRESS:  
**3909 N. Sawyer Avenue**  
**Chicago, IL**  
&  
**3906 N. Sawyer Avenue**  
**Chicago, IL**

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act

1-28-2020 *Laurel D. Thorpe*  
DATE SIGNATURE OF AUTHORIZED PARTY

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

AFTER RECORDING, PLEASE MAIL TO:

Jan Romanowski  
Piercey & Associates, Ltd.  
1525 S. Grove Ave., #204  
Barrington, IL 60010

SEND TAX BILLS TO:

Peter Zuiko and Deborah L. Zuiko  
~~1335 S. Dunton Ave.~~ 1231 W. Heather Lane  
Arlington Heights, IL 60005

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## RIDER

To have and to hold the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth:

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money paid, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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## LEGAL DESCRIPTION

Lot 26 in Block 1 in James Pease's First Irving Park Boulevard Addition, being a Subdivision of the North 1/2 of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.L. No. 13-23-207-018 *JKW*

Lot 22 in Block 2 in James Pease's 1st Irving Park Blvd. Addition being a Subdivision of the North 1/2 of the East 1/2 of the North East 1/4 of the North East 1/4 of Section 23, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.L. No. 13-23-206-034 *JKW*

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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: January 28, 2020

Signature: *John Schoeneberger - agent*  
Grantor or Agent

Subscribed and sworn to before me by said John Schoeneberger this 28<sup>th</sup> day of January, 2020.



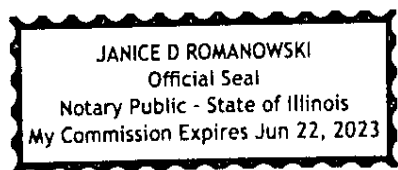
*Janice D. Romanowski*  
Notary Public

The grantee or the grantee's 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: January 28, 2020

Signature: *John Schoeneberger - agent*  
Grantee or Agent

Subscribed and sworn to before me by said John Schoeneberger this 28<sup>th</sup> day of January, 2020.



*Janice D. Romanowski*  
Notary Public

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.)