

# UNOFFICIAL COPY

## TRUSTEE'S DEED TENANCY BY THE ENTIRETY

Doc#: 2003849111 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/07/2020 01:31 PM Pg: 1 of 4

Dec ID 20200101690698  
ST/CO Stamp 0-574-356-320 ST Tax \$1,050.00 CO Tax \$525.00  
City Stamp 1-505-479-520 City Tax: \$11,025.00

This indenture made 10<sup>th</sup> day of January, 2020, 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 24th day of September, 1981, and known as Trust Number 53832, party of the first part, and Andrew Batcheler and Colleen Batcheler, as husband and wife, not as joint tenants or as tenants in common but as tenants by the entirety, whose address is 1307 N. Sutton Place, Chicago, Illinois 60610, parties of the second part.

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 parties of the second part, not as joint tenants or as tenants in common but as TENANTS by the ENTIRETY, the following described real estate, situated in Cook County, Illinois, to wit:

FOR THE LEGAL DESCRIPTION SEE ATTACHED EXHIBIT "A" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.

Property Address: 1307 N. Sutton Place, Chicago, Illinois 60610

Permanent Index No: 17-04-217-096-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, benefit and behoof of said parties 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 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 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 successor trustee as aforesaid

By: \_\_\_\_\_

Harriet Denisewicz  
Assistant Vice President



Baird & Warner Title Services, Inc.  
475 North Martingale  
Suite 120  
Schaumburg, IL 60173

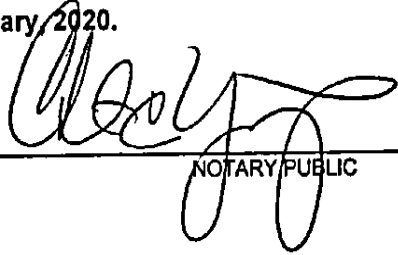
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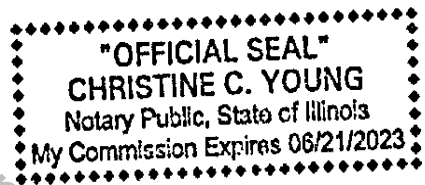
State of Illinois )  
                                  ) ss  
County of Cook )

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 she signed and delivered the said instrument as 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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 17th day of January, 2020.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:  
Harriet Denisewicz  
CHICAGO TITLE LAND TRUST COMPANY  
10 South LaSalle Street  
Suite 2750  
Chicago, Illinois 60603



AFTER RECORDING, PLEASE MAIL TO:

NAME Toral Patel

ADDRESS 303 W. Madison St. Suite 2075

CITY, STATE Chicago IL 60601

SEND TAX BILLS TO:

NAME Colleen and Andrew Batcheler

ADDRESS 1307 N. Sutton Place

CITY, STATE, ZIP CODE Chicago, IL 60610

REAL ESTATE TRANSFER TAX		05-Feb-2020
CHICAGO:		7,875.00
CTA:		3,150.00
<b>TOTAL:</b>		<b>11,025.00 *</b>

17-04-217-096-0000 | 20200101690698 | 1-505-479-520  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Feb-2020
COUNTY:		525.00
ILLINOIS:		1,050.00
<b>TOTAL:</b>		<b>1,575.00</b>

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## Exhibit A

## PARCEL 1:

## THAT PART OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, 264.58 FEET TO THE NORTH WEST CORNER OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE MOST NORTHERLY NORTH LINE OF SAID TRACT, 81.66 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTH AND SOUTH LINE OF SAID TRACT, 23.47 FEET TO A NORTH LINE OF SAID TRACT; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A NORTH LINE OF SAID TRACT, 6.91 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 140.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 58.93 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 24.0 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 58.93 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 24.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, THE ABOVE DESCRIBED PARCEL BEING A PART OF A TRACT OF LAND COMPRISING ALL OF LOT 14 IN CHICAGO LAND CLEARANCE COMMISSION NUMBER 3, BEING A CONSOLIDATION OF LOTS AND PARTS OF LOTS AND VACATED ALLEYS IN BRONSON'S ADDITION TO CHICAGO AND CERTAIN RESUBDIVISIONS ALSO ALL OF LOTS 20, 21 AND 22 AND PARTS OF LOTS 23 AND 24 IN ASSESSOR'S DIVISION OF LOTS 16 TO 23, INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO, IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS::

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 14 AND RUNNING THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST ON THE WEST LINE OF SAID LOT 14 AND THE WEST LINE OF SAID LOTS 20, 21, 22, 23 AND 24, THE SAME BEING THE EAST LINE OF NORTH CLARK STREET, FOR A DISTANCE OF 264.58 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 81.66 FEET; THENCE SOUTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, 23.47 FEET; THENCE NORTH 90 DEGREES, 00 MINUTES, 00 SECONDS EAST, 67.90 FEET TO THE WEST LINE OF A 20 FOOT PUBLIC ALLEY, THE SAME BEING THE EAST LINE OF SAID LOT 14 AND THE EAST LINE OF SAID LOTS 20, 21, 22 AND 23; THENCE SOUTH 00 DEGREES, 01 MINUTES, 49 SECONDS WEST ALONG SAID ALLEY LINE, 241.73 FEET TO THE SOUTHEAST CORNER OF SAID LOT 14; THENCE NORTH 89 DEGREES, 45 MINUTES, 39 SECONDS WEST ON THE SOUTH LINE OF SAID LOT 14, THE SAME BEING THE NORTH LINE OF WEST GOETHE STREET, FOR A DISTANCE OF 149.43 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

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**PARCEL 2:**

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF SAID PARCEL 1 AFORESAID, AS SET FORTH IN DECLARATION MADE BY SUTTON PROPERTIES, INC., A CORPORATION OF ILLINOIS DATED JANUARY 1, 1978 AND RECORDED MARCH 6, 1978 AS DOCUMENT 24351547 AND FILED MARCH 6, 1978 AS DOCUMENT LR3002764 AND AS AMENDED BY AMENDMENT NO. 1 DATED JANUARY 16, 1979 AND RECORDED JANUARY 22, 1979 AS DOCUMENT 24810852 AND REGISTERED JANUARY 22, 1979 AS DOCUMENT LR3072227, AND AS CREATED BY DEED FROM SUTTON PROPERTIES INC., A CORPORATION OF ILLINOIS, TO LAURENCE H. LEVINE DATED MARCH 1, 1978 AND FILED APRIL 25, 1978 AS DOCUMENT LR3013070 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS

PIN: 17-04-217-096-0000

For Informational Purposes only, 1307 North Sutton Place, Chicago, IL 60610

Property of Cook County Clerk's Office