

UNOFFICIAL COPY

Doc#. 2016903023 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/17/2020 10:34 AM Pg: 1 of 2

TRUSTEE'S DEED

07 200117360103
This indenture made this **4th** day of **May**, **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 **13th** day of **September, 1999** and known as Trust Number **10442** party of the first part, and **GRANDVIEW CAPITAL, LLC**, an Illinois Limited Liability Company, whose address is: **36W995 Red Gate Road, St. Charles, Illinois 60175**, party of the second part.

Dec ID 20200501676914
ST/CO Stamp 0-980-413-664 ST Tax \$215.00 CO Tax \$107.50
City Stamp 0-657-333-472 City Tax: \$2,257.50

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:

RESERVED FOR RECORDER'S OFFICE

Lot 35 in Block 5 in H. O. Stone and Company's Belmont Avenue Terrace, a subdivision in the West half of the Southwest quarter of Section 19, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax Number: 13-19-301-031-0000

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 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 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 Margaret O'Donnell
Assistant Vice President



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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 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 4th day of May, 2020.

Selene Sandoval

NOTARY PUBLIC



PROPERTY ADDRESS:
3528 North Nottingham Avenue
Chicago, Illinois 60634

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
110 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME Kristen Goettel
ADDRESS 2000 McDonald RD St ₂₀₀
CITY, STATE St Elgin IL
60127

SEND TAX BILLS TO:

NAME Grandview Capital LLC
ADDRESS 360995 Redgate Rd
CITY, STATE St. Charles MO
60175