

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 3rd day of FEBRUARY, 2020, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, 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 19th of May, 2010, and known as Trust Number 8002355086 party of the first part, and David Ablin, an unmarried man WHOSE ADDRESS IS: 817 Western Avenue, Glen Ellyn, IL 60137 party of the second part.

Doc#: 2017557003 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/23/2020 06:48 AM Pg: 1 of 4

Dec ID 20200501672534
ST/CO Stamp 1-522-676-960

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

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO

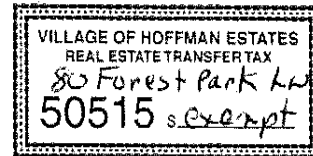
PROPERTY ADDRESS: 80 Forest Park Lane, Hoffman Estates, IL 60169

PERMANENT TAX NUMBER(S): 07-15-309-020-0000

together with the tenements and appurtenances thereunto belonging.

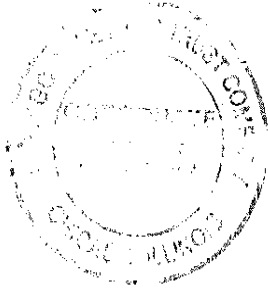
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

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.



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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

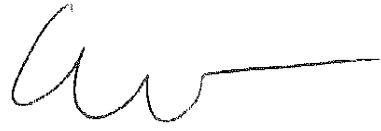
By: 
Gregory S. Kasprzyk Trust Officer

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 Trust Officer 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 Trust Officer 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 Trust Officer 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 20th day of February, 2020.



NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET, SUITE #2750
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME David Ablin
ADDRESS 817 Western Ave
CITY, STATE, ZIP-CODE Glenn Ellyn, IL 60137

OR BOX NO. _____

MAIL TAX BILLS TO:

NAME David Ablin
ADDRESS 817 Western Ave
CITY, STATE, ZIP-CODE Glenn Ellyn, IL 60137

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Lot 20 in Block 48 in Hoffman Estates III, being a subdivision of part of Section 15, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded September 11, 1956 as Document Number 16693491 in Cook County, IL

Permanent Index No.: 07-15-309-020-*0000*
Commonly known as: 80 Forest Park, Hoffman Estates, IL *60119*

Property of Cook County Clerk's Office

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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: 2 | 13 | 20

SIGNATURE: _____
GRANTOR or AGENT

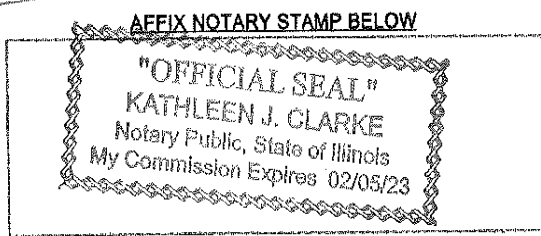
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Chicago Title Trust

On this date of: 2 | 13 | 20

NOTARY SIGNATURE: _____



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: 3 | 13 | 2020

SIGNATURE: _____
GRANTEE or AGENT

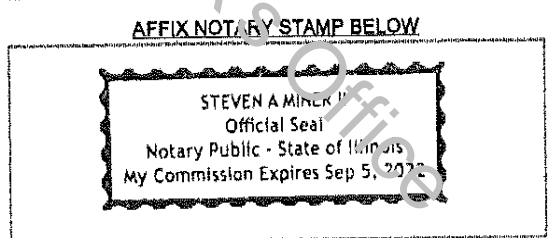
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

By the said (Name of Grantee): David Abkin

On this date of: 3 | 13 | 20

NOTARY SIGNATURE: _____



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)**