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TRUSTEE'S DEED

UNOFFICIAL COPY

Reserved for Recorder's Office

This indenture made this 15th day of September, 2020, between CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK & TRUST COMPANY 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 17th day of September, 1986, and known as Trust Number 069431-04, party of the first part, and

Eric D. Rubenstein and Chaya M. Rubenstein, not as Tenants in Common, not as Joint Tenants, but as Tenants by The Entirety,

whose address is :

315 Linder Avenue Northfield, Illinois 60093

party of the second part.



Doc# 2030334044 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/29/2020 02:00 PM PG: 1 OF 4

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: 315 Linder Avenue, Northfield, Illinois 60093

Permanent Tax Number: 05-19-304-015-0000

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.

Handwritten notations: S, 4, S, N, S, N, S, N, S, N, S, N

REAL ESTATE TRANSFER TAX

29-Oct-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-19-304-015-0000

| 20200901638494 | 0-087-790-560

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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

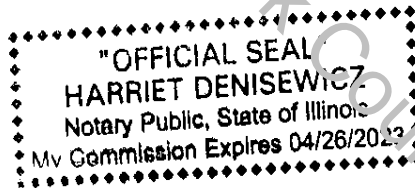
By: *Laurel D. Thorpe*
Assistant Vice President

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 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 15th day of September, 2020.



Harriet Deniewicz
NOTARY PUBLIC

PROPERTY ADDRESS:
315 Linder Avenue
Northfield, IL 60093

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

MAIL TO:

James A. Wigoda, Esq.
Wigoda & Wigoda
1622 Willow Road
Suite 202
Northfield, Illinois 60093

SEND SUBSEQUENT TAX BILLS TO:

Eric and Chaya Rubenstein
315 Linder Avenue
Northfield, IL 60093

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LEGAL DESCRIPTION

LOT 15 IN BLOCK 7 IN WILLOWAY SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED AS DOCUMENT 9568770, IN COOK COUNTY, ILLINOIS.


PROPERTY ADDRESS: 315 Linder Avenue, Northfield, Illinois 60093

PROPERTY TAX NUMBER: 05-19-304-015-0000

Exempt Under Provisions of Paragraph (e), Section 45 of the Real Estate Transfer Act.

Date: September 10, 2020

Signature: _____


Eric D. Rubenstein

Property of Cook County Clerk's Office

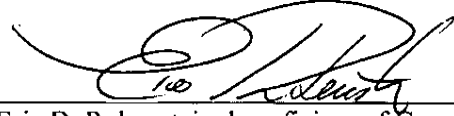
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STATEMENT BY GRANTOR AND GRANTEE

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.

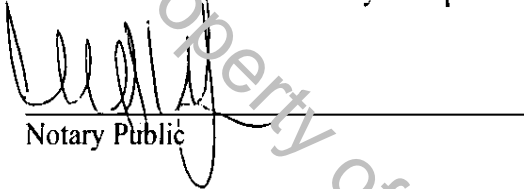
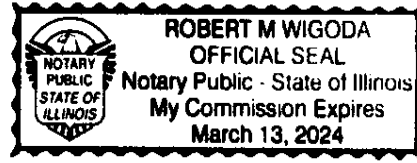
Dated September 10, 2020

Signature: _____



Eric D. Rubenstein, beneficiary of Grantor

Subscribed and Sworn to before me by
Eric D. Rubenstein this 4th day of September 2020


Notary Public

The grantee or her 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.

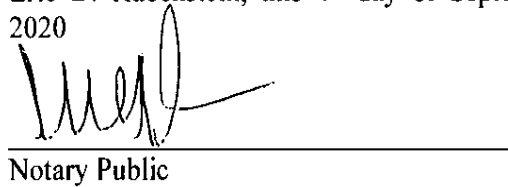
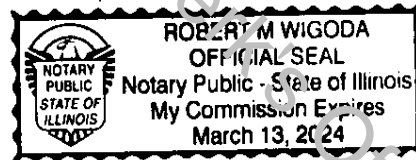
Dated September 10, 2020

Signature: _____



Eric D. Rubenstein, Grantee

Subscribed and Sworn to before me by the said
Eric D. Rubenstein, this 4th day of September
2020


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.)