

UNOFFICIAL COPY

Doc#: 2031107305 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/06/2020 10:36 AM Pg: 1 of 4

Dec ID 20201001622582

TRUSTEE'S DEED TENANTS BY THE ENTIRETY

This indenture made this 31st day of July, 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 1st day of May, 1999 and known as Trust Number 7507 party of the first part, and Nicholas A. Nicholson, and Estelle B. Nicholson, as Co-Trustees of the Nicholas A.

Reserved for Recorder's Office

Nicholas Trust dated June 26, 2020, as to an undivided 50% interest and Estelle B. Nicholson and Nicholas A. Nicholson, as Co-Trustees of the Estelle B. Nicholson Trust dated June 26, 2020, as to an undivided 50% interest, the beneficial interest of said trusts being held by Nicholas A. Nicholson and Estelle B. Nicholson, husband and wife, as tenancy by the entirety, whose address is: 2023 Blyth Court, Inverness, Illinois 60010, party of the second part.

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 ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

PROPERTY ADDRESS: 2023 Blyth Court, Inverness, Illinois 60010

PERMANENT TAX NUMBER: 02-18-103-001-0000

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.

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.

UNOFFICIAL COPY

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Maureen Paige
Assistant Vice President



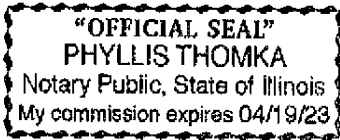
State of Illinois
County of DuPage

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 **31st** day of **August**, 2020.

Phyllis Thomka
NOTARY PUBLIC



This instrument was prepared by:
MAUREEN PAIGE
CHICAGO TITLE LAND TRUST COMPANY
2441 Warrenville Road, Suite 100
Lisle, IL 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME Kuhn, Heap & Monson, Attn: plb

ADDRESS 552 S. Washington Street, Suite 100 OR BOX NO. _____

CITY, STATE Naperville, IL 60540

SEND TAX BILLS TO:

NAME Nicholas A. Nicholson & Estelle B. Nicholson, Co-Trustees

ADDRESS 2023 Blyth Court

CITY, STATE Inverness, Illinois 60010

EXHIBIT "A"

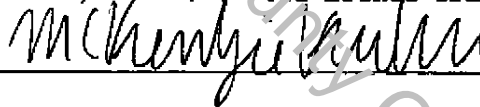
UNOFFICIAL COPY**Legal Description:**

LOT 1 IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 4, BEING A RESUBDIVISION OF CERTAIN LOTS AND VACATED ROADWAYS IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 2023 BLYTH COURT, INVERNESS, IL 60010

PIN: 02-18-103-001-0000

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



Date: September 22, 2020

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

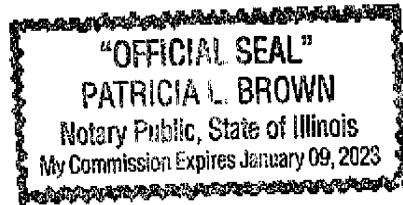
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 5, 2020

Signature: McKenzie Kuhn
Grantor or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 5th day of October, 2020

Notary Public Patricia L Brown



The Grantee or his 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: October 5, 2020

Signature: McKenzie Kuhn
Grantee or Agent

Subscribed and sworn to before me
by the said McKenzie Kuhn
this 5th day of October, 2020

Notary Public Patricia L Brown

