

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 21<sup>st</sup> day of December, 2020, between **CHICAGO TITLE LAND TRUST COMPANY**, 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 8th day of July, 2015, and known as Trust Number 8002368581 party of the first part, and

**Walter R. McCloskey and Olivia Mulcahy, husband and wife, not as Joint Tenants, not as Tenants In Common, but as Tenants By The Entirety**

whose address is:

4038 N. Albany Avenue  
Chicago, IL 60618

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 Legal Description attached and made a part hereof

**Property Address:** 4038 N. Albany, Chicago, IL 60618

**Permanent Tax Number:** 13-13-325-021-0000

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.

*Exempt under paragraph E*



Doc# 2035619080 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/21/2020 04:17 PM PG: 1 OF 4

### REAL ESTATE TRANSFER TAX

21-Dec-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-13-325-021-0000 | 20201201695525 | 2-106-126-304

\* Total does not include any applicable penalty or interest due.

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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

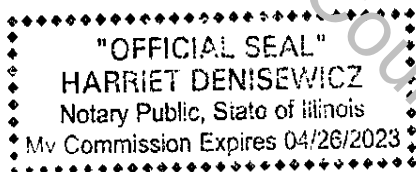
State of Illinois  
County of Cook

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 21<sup>st</sup> day of December, 2020.

*Harriet Denisewicz*  
NOTARY PUBLIC



PROPERTY ADDRESS:

4038 N. Albany  
Chicago, IL 60618



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

AFTER RECORDING, PLEASE MAIL TO:

*Walter R. McCloskey*  
4038 N. Albany  
Chicago, IL 60618

SEND TAX BILLS TO:

*Walter R. McCloskey*  
4038 N. Albany  
Chicago, IL 60618

REAL ESTATE TRANSFER TAX		21-Dec-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-13-325-021-0000 | 20201201695525 | 0-529-133-536

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## LEGAL DESCRIPTION

ADDRESS: 4038 N. ALBANY AVENUE, CHICAGO, IL 60618  
PIN #: 13-13-325-021-0000

LOT 8 AND THE SOUTH 9.00 FEET OF LOT 7 IN BLOCK 2 IN SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 13, TOWNSHIP 40 NORTH, RNGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, THE SAME BEING BLOCK 4 OF A FORMER SUBDIVISION ACCORDING TO PLAT RECORDED MARCH 14, 1872 AS DOCUMENT 18003, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: 12-21-2020

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):

Dan Balunoff

Evelyn Garcia Kudro

AFFIX NOTARY STAMP BELOW

On this date of:

12-21-2020

NOTARY SIGNATURE:

E Garcia Kudro



### 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: 12-21-2020

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):

Dan Balunoff

Evelyn Garcia Kudro

AFFIX NOTARY STAMP BELOW

On this date of:

12-21-2020

NOTARY SIGNATURE:

E Garcia Kudro



### 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)**)