

# UNOFFICIAL COPY

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Doc#: 2103501060 Fee: \$98.00

Karen A. Yarbrough  
Cook County Clerk  
Date: 02/04/2021 09:03 AM Pg: 1 of 5

## TRUSTEE'S DEED

Dec ID 20200901604656  
ST/CO Stamp 0-931-840-016  
City Stamp 0-971-481-104

This indenture made this 10th day of August, 2020, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 24<sup>th</sup> day of October, 2014, and known as Trust Number 8002366337, party of the first part, and **KanterCooper LLC #2**, 722 W. Junior Terrace, Chicago, IL 60613 party of the second part,

**FIDELITY NATIONAL TITLE  
CH20025986**

**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:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF


Property Address: 5248-60 W. Potomac, Chicago, IL 60651

Permanent Tax Number: 16-04-122-008-0000



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 behoove 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.

REAL ESTATE TRANSFER TAX		07-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-04-122-008-0000 | 20200901604656 | 0-971-481-104

REAL ESTATE TRANSFER TAX		07-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-04-122-008-0000 | 20200901604656 | 0-931-840-016

\* 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 Assistant Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Lilli Kuzma*  
Lilli Kuzma – Trust Officer / 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 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 10<sup>th</sup> day of September, 2020.

*Phyllis Thomka*  
NOTARY PUBLIC



This instrument was prepared by: **Lilli Kuzma**  
**CHICAGO TITLE LAND TRUST COMPANY**  
**2441 Warrenville Road, Suite 100**  
**Lisle, Illinois 60532**

AFTER RECORDING, PLEASE MAIL TO:

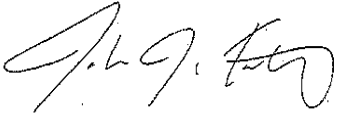
NAME: *Kanter Cooper LLC #2*  
*c/o Jody Rosenbaum*  
ADDRESS: *722 W. Junior Terr.*  
CITY STATE ZIP: *Chicago IL 60613*

SEND SUBSEQUENT TAX BILLS TO:

NAME: *Kanter Cooper LLC #2*  
*c/o Jody Rosenbaum*  
ADDRESS: *722 W. Junior Terr.*  
CITY STATE ZIP: *Chicago IL 60613*

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Exempt under provisions of Paragraph E,  
Section 4, of the Real Estate Transfer Tax Act.



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Agent

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## EXHIBIT A

### LEGAL DESCRIPTION:

LOT 13 IN BLOCK 2 IN AUSTIN PARK SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## FULL PAYMENT CERTIFICATE

City of Chicago Department of Finance  
333 South State Street, Suite 330  
Monday-Friday 8:30 AM - 4:30 PM  
fpcc@cityofchicago.org

<b>CERTIFICATE #:</b>	1298861	<b>DATE:</b>	09/23/2020	<b>A.K.A</b>	
<b>BOOK</b>		<b>Page</b>		<b>M/C#(s)</b>	

APPLICATIONS ARE REQUIRED FOR ALL TRANSFERS OF PROPERTY. SEPARATE APPLICATIONS ARE REQUIRED FOR EACH PROPERTY TO BE TRANSFERRED.  
FPC Fee is \$50 per application. The FPC fee is waived if the subject property is exempt from the City of Chicago Real Property Transfer Tax. Application # 1 OF 1 (QTY)

**1. PREMISES INFORMATION**  
 PREMISES ADDRESS(ES): 6248 W POTOMAC AVE  
 PROPERTY INDEX # (S): \_\_\_\_\_  
 ADDITIONAL INFORMATION: \_\_\_\_\_  
 Tax Exempt: **E**

**2. BUYER/GRANTEE INFORMATION**  
 NAME: KanterCooper LLC #2 EMAIL: \_\_\_\_\_ PHONE: 708-430-3030  
**BUYER REQUESTS FUTURE BILL BE MAILED TO:**  
 NAME: KanterCooper LLC #2 ADDRESS: 6248 W POTOMAC AVE Chicago IL 60651

**3. SELLER/GRANTOR INFORMATION**  
 NAME: Chicago Title Land Trust, 8002366337 EMAIL: \_\_\_\_\_ PHONE: 708-430-3030

**4. APPLICANT INFORMATION**  
 COMPANY NAME: Fidelity National Title, LLC NAME: Trevor Wagner  
 EMAIL: trevor.wagner@fnf.com PHONE: \_\_\_\_\_

**ACKNOWLEDGMENT:** Applicant, as named above, requests that the City of Chicago update its public records to reflect the transfer or pending transfer of the above premises that is the subject of this application. If new service charges accrue to the account prior to transfer of ownership of the subject property, the Department of Finance reserves the right to recalculate the balance owed. Under penalties provided by law pursuant to Section 1-109 of the Code of Civil Procedure, Applicant certifies that the statements set forth in this document are true and correct. Applicant acknowledges that persons who make material false statements may be fined not less than \$500, nor more than \$1,000, plus three times the City's damages, litigation costs, collection costs, and attorney's fees pursuant to Section 1-21-010 of the Municipal Code of Chicago.

Applicant acknowledges that if he, she or it acquired the above listed premises pursuant to a judicial foreclosure, any full payment certificate issued pursuant to this application will reflect a zero balance as of the execution date shown on the judicial deed, not as of the date of this application.  
 Initial here if property acquired pursuant to judicial deed.

<b>OFFICE USE ONLY</b>			
Acct# <u>1088078-513727</u>	Utility Charge \$ <u>708.88</u>	FPC CHARGE \$ <u>0</u>	
Acct# _____	Utility Charge \$ _____	FPC CHARGE \$ _____	
Acct# _____	Utility Charge \$ _____	FPC CHARGE \$ _____	
Based Upon <input checked="" type="checkbox"/> FINAL METER READING TAKEN <u>09</u> / <u>17</u> / <u>2020</u>	<input type="checkbox"/> NON-METERED _____ / _____ / _____		
1. CLOSING BASED UPON A FINAL METER READING MUST OCCUR WITHIN 60 DAYS OF EITHER: (A) THE FINAL READING DATE, OR (B) THE AUTHORIZATION DATE, WHICHEVER IS EARLIER			
2. CLOSING BASED UPON A NON-METERED TERM MUST OCCUR WITHIN 90 DAYS OF THE AUTHORIZATION DATE			
3. ATTORNEYS ARE RESPONSIBLE FOR NOTICATING FROM THE DATE ABOVE TO THE DATE OF CLOSING. CHARGES THAT ACCRUE AFTER THIS DATE WILL BE TRANSFERRED TO THE BUYER.			
CERTIFICATION AUTHORIZED BY: <u>Trevor Wagner</u> AUTHORIZATION DATE: <u>09</u> / <u>17</u> / <u>2020</u> FPC COMPLETION DATE: <u>09</u> / <u>23</u> / <u>2020</u>			

