

TRUSTEE'S DEED

UNOFFICIAL COPY



Doc# 2105616076 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 01:04 PM PG: 1 OF 3

This indenture made this 16th day of December, 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 December, 1998 and known as Trust Number 1106643, party of the first part, and

WESTON DEVELOPMENT GROUP LLC, an Illinois limited liability company,

Reserved for Recorder's Office

party of the second part,

whose address is :

2350 N LINCOLN AVE, FLR 3, CHICAGO IL 60614

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 HERETO AND MADE A PART HEREOF:

Property Address: 1543-51 N WIELAND ST, CHICAGO IL 60610

Permanent Tax Number: 17-04-203-091-0000, 17-04-203-092-0000, and 17-04-203-153-0000

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.

206SA011179LP
MTM 497

Chicago Title


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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: 
Carrie M. Barth – 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 16th day of December, 2020.




NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

NAME: Palmisano + Moltz
ADDRESS: 19 S. LaSalle ST ste 900
CITY STATE ZIP: Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME: Palmisano + Moltz
ADDRESS: 19 S. LaSalle ST. ste 900
CITY STATE ZIP: Chicago, IL 60603

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LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 30.96 FEET OF THE SOUTH 69.96 FEET OF THAT PART OF LOT 121 LYING WEST OF THE EAST 102.37 FEET THEREOF AND EAST OF THE EAST LINE OF WIELAND STREET AS OPENED, ALL IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 39 FEET OF 101.68 FEET WEST OF AND ADJOINING THE EAST 102.37 FEET OF LOT 121 IN BRONSON'S ADDITION TO CHICAGO, SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 1/2 OF THE NORTH 1/2 (EXCEPT THE EAST 102.37 FEET THEREOF) OF THAT PART OF LOT 122 LYING EAST OF THE EAST LINE OF NORTH WIELAND STREET AS OPENED IN BRONSON'S ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 17-04-203-091-0000;
17-04-203-092-0000; and
17-04-203-133-0000

Common Address: 1543-51 N. Wieland Street
Chicago, Illinois 60610

REAL ESTATE TRANSFER TAX 28-Dec-2020



CHICAGO:	22,500.00
CTA:	9,000.00
TOTAL:	31,500.00

17-04-203-091-0000 | 20201201600232 | 0-145-244-128

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

REAL ESTATE TRANSFER TAX 28-Dec-2020



COUNTY:	1,500.00
ILLINOIS:	3,000.00
TOTAL:	4,500.00

17-04-203-091-0000 | 20201201600232 | 1-616-699-360