

UNOFFICIAL COPY

Doc#: 2109212293 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/02/2021 12:16 PM Pg: 1 of 5

Greater Illinois Title Company
10006695

Dec ID 20200501678074
ST/CO Stamp 0-363-029-008

10006695 1/1

GIT

trustee's deed

THE CHICAGO TITLE COMPANY DATED 1-24-1980 TRUST NUMBER (14) 3107

To

RIDGEWAY PETROLUM, INC

*Greater Illinois Title Company
120 North LaSalle Street, Suite 900
Chicago, IL 60602*

Property of Cook County Clerk's Office

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TRUSTEE'S DEED

10006695

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** as Successor Trustee to First National Bank of Illinois hereby duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 24th day of January, 1980 and known as Trust No. (14) 3107 party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to Ridgeway Petroleum, Inc. by then president of the company, Ronald Smith parties of the second part whose address is (Address of Grantee) 2701 Bernice Road, Lansing, IL 60438 the following described real estate situated in the County of Cook in the State of Illinois; to wit

That part of the Northeast Quarter if the Southwest Quarter of Section 30, Township 36 North, Range 15 East of the Third Principal Meridian bounded and described as follows; Beginning on the North line of said Northeast Quarter if the Southwest quarter at a point 533 feet East of the Northwest corner thereof; thence East along said North Line 100 feet ; thence South along a line parallel to the West line of said Northeast quarter of the Southwest Quarter to the Northerly line of the Tri-State Highway right-of-way; thence Westerly along the Northerly line of said Tri-State Highway right-of-way to the point of its intersection with a line drawn from a point in the North line of said Northeast Quarter of the Southwest Quarter, 533 feet East of the Northwest corner of said Northeast Quarter of the Southwest Quarter and running Southerly parallel with the West line of said Northeast quarter of the Southwest Quarter; thence North along said last described line to the place of beginning, all in Cook County, Illinois.

Property Address: 2701 Bernice Road, Lansing, IL 60438
SUBJECT TO:

10006695

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. **TO HAVE AND TO HOLD** the same unto said parties of the second part.

Permanent Index No.: 30-30-304-006-0000

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, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Vice President and Trust Officer and attested by its Land Trust Associate, this 5th day of May, 2020

THE CHICAGO TRUST COMPANY
as Trustee aforesaid, and not personally.

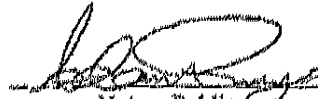
BY: [Signature]
Thomas Baker, Vice President and Trust Officer

ATTEST: [Signature]
Deborah M. Derkaey, Land Trust Associate

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STATE OF ILLINOIS)
COUNTY OF Cook)SS,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Thomas Baker, Vice President and Trust Officer and Deborah M. Derkacy, Land Trust Associate of THE CHICAGO TRUST COMPANY, N.A., Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Vice President and Trust Officer and Land Trust Assoc. respectively, appeared before me this day in person acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said Vice President and Trust Officer then and there acknowledged and that said Land Trust Assoc. as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said V.P.-Trust Officer own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth. Given under my hand and notarial seal this 5th day of May, 2020.


Notary Public

My Commission Expires: 10/25/2020

REAL ESTATE TRANSFER TAX 22-Mar-2021



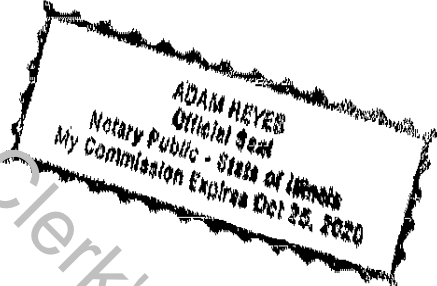
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

30-30-304-008-0000 | 20200501678074 | 0-363-029-008

ADDRESS OF PROPERTY

2701 Bernice Road, Lansing, IL 60438

(The above address is for information only and is not part of this deed.)



Mail to and

This instrument was prepared by:
The Chicago Trust Company, N.A.
Deborah Derkacy, Land Trust Associate
10258 S. Western Avenue
Chicago, IL 60643

Mail subsequent tax bills to:
David Smith
Ridgeway Petroleum, Inc.
2701 Bernice Road, Lansing, IL 60438

REVENUE STAMP OR

Exempt under provisions of Paragraph (e), Section 31-45, Property Tax Code

Dated: June 5, 2020

Signed: 
Grantor, Grantee or Representative

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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 January 8th, 2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said NOTARY

This 8th day of January, 2021

Notary Public [Handwritten Signature]



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 title to real estate under the laws of the State of Illinois.

Date January 14, 2021

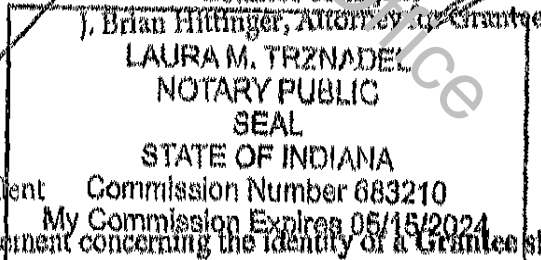
Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Laura M. Trznadel

This 14th day of January, 2021

Notary Public [Handwritten Signature]
Laura M. Trznadel / Lake County Resident



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

Village of Lansing

Patricia Eidam
Mayor



Office of the Treasurer

Arlette Frye
Treasurer

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: Ridgeway Petroleum, Inc
2701 Bernice Road
Lansing, IL 60438

Telephone: 708-474-0601

Attorney or Agent: J Brian Hittinger, Attorney/Krieg DeVault LLP
 Telephone No.: 219-224-6114/219-227-6074

Property Address: 2701 Bernice Road
Lansing, IL 60438

Property Index Number (PIN): 30-30-304-006-0000

Water Account Number: 320 5300 00 01

Date of Issuance: January 11, 2021

(State of Illinois)
(County of Cook)

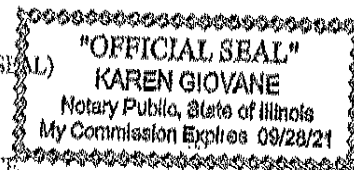
VILLAGE OF LANSING

This instrument was acknowledged before
me on January 11, 2021 by
Karen Giovane.

By: Judith C. Scudlitz
Village Treasurer or Designee

Karen Giovane
(Signature of Notary Public)

(Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.