

UNOFFICIAL COPY

Doc#: 2111107015 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/21/2021 06:06 AM Pg: 1 of 2

TRUSTEE'S DEED

1096565-2 2/14 KB

This indenture made this 22nd day of March, 2021, 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 18th day of June, 1986 and known as Trust Number 3202 part of the first part, and Cedar City Investment Partnership, whose address is: 7415 Madison Street, Forest Park, Illinois 60130, party of the second part.

Dec ID 20210301683839
ST/CO Stamp 0-702-268-944 ST Tax \$278.00 CO Tax \$139.00

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER

RESERVED FOR RECORDER'S OFFICE

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:

Lots 30 and 31 in Kirchman and Jedlan's Riverside Parkway and Harlem Avenue Subdivision of that part of Lot 2 lying South of the center of Riverside Parkway and all of Lots 3 and 4 of Circuit Court Partition of the Southeast quarter of the Southeast quarter and the East half of the Northeast quarter of the Southeast quarter of Section 25, Township 39 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax Numbers: 15-25-413-039-0000 and 15-25-413-040-0000

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 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.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By Margaret O. Drmuk
Assistant Vice President

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

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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 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 **24th** day of **March, 2021**.

Selene Sandoval
NOTARY PUBLIC



PROPERTY ADDRESS:
2834 Harlem Avenue
Riverside, Illinois 60546

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
(100 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME AUGUSTA ONE Hghw.

ADDRESS 7415 Madson St.

CITY, STATE Forest Park, Il. 60130

SEND TAX BILLS TO:

NAME AUGUSTA ONE Hghw.

ADDRESS 7415 Madson St.

CITY, STATE Forest Park, Il. 60130

Compliance or Exemption Approved
Village of Riverside

BY: *[Signature]*

Date: 3/30/21

| REAL ESTATE TRANSFER TAX | | 02-Apr-2021 |
|---|--|-------------|
| COUNTY: | | 139.00 |
| ILLINOIS: | | 278.00 |
| TOTAL: | | 417.00 |
| 15-25-413-036-0000 20210301683839 0-702-268-944 | | |