

# UNOFFICIAL COPY



## TRUSTEE'S DEED

THIS INDENTURE, Made this April 28, 2021, between ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee quitclaims under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as **Trust No. 10683**, party of the first part, and Thomas A. Kanzler, an individual

Doc# 2112047032 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 03:11 PM PG: 1 OF 3

of 810 Arlington Height Road, Itasca, IL 60143 party(ies) of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party(ies) of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

PIN: #20-31-120-007-0000

PROPERTY ADDRESS: 8100 South Hoyne, Chicago, IL 60620

**LEGAL:** That part of the West Half of Lot 5 in Hunter's Subdivision of the North West Quarter of Section 31, Township 38 North, Range 14, East of the Third Principal Meridian described as follows: Beginning at the North East Corner of the West Half of said Lot 5; thence South along the East Line of said West Half of Lot 5, 196.19 Feet; thence West along a Line which forms an angle of 89 Degrees, 59 Minutes, 5 Seconds to the left with the last described course for a distance of 426.9 Feet; thence North Westerly along a curve convex to the South West and having a radius of 244.73 Feet for a distance of 283.72 Feet, (said last described course being the Center Line of present switch track), to its intersection with the West Line of Lot 5; thence East along the North Line of Lot 5; 644.42 Feet to the Place of Beginning, in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		30-Apr-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-31-120-007-0000   20210301677537   1-021-509-136		

Exempt Under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Delia A. Poole 4/28/2021  
Buyer, Seller or Representative Dated

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. 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 conveying the above described premises (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, 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 and attested by its Assistant Secretary, the day and year first above written.

REAL ESTATE TRANSFER TAX		30-Apr-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00*
20-31-120-007-0000   20210301677537   1-062-174-224		

ITASCA BANK & TRUST CO.

As Trustee as aforesaid.

By Michael-Anne Peck Trust Officer

Attest Joseph R. Book Assistant Secretary

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

STATE OF ILLINOIS **UNOFFICIAL COPY**

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28th day of April, 2021.



*Debra A. Posavec*

Notary Public

This document prepared by:  
Itasca Bank & Trust Co.  
308 W. Irving Park Rd.  
Itasca, Illinois 60143

Property of Itasca Bank & Trust Co. County Clerk's Office

PLEASE MAIL TO:  
Thomas A. Kanzler  
810 Arlington Heights Road  
Suite 4  
Itasca, IL 60143

PROPERTY ADDRESS  
8100 South Hoyne  
Chicago, IL 60620

MAIL SUBSEQUENT TAX BILLS TO:  
Thomas A. Kanzler  
810 Arlington Heights Road  
Suite 4  
Itasca, IL 60143

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## 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: 07 | 29 | 20 21

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:

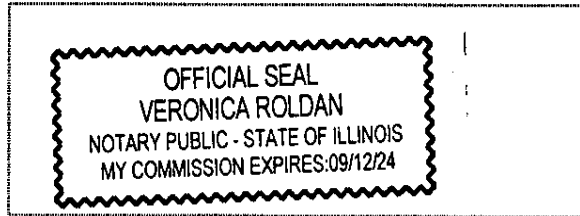
Veronica Roldan

By the said (Name of Grantor): Thomas Kanzler

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 29 | 20 21

NOTARY SIGNATURE: \_\_\_\_\_



### 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: 07 | 29 | 20 21

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:

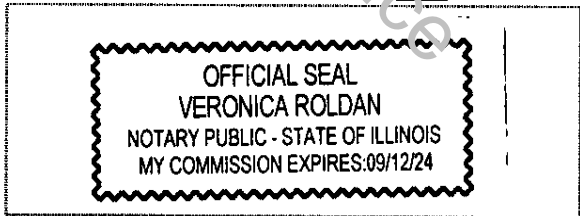
Veronica Roldan

By the said (Name of Grantee): 8100 Hoyne LLC

AFFIX NOTARY STAMP BELOW

On this date of: 07 | 29 | 20 21

NOTARY SIGNATURE: \_\_\_\_\_



### 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)**)