

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#. 2113306367 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/13/2021 01:45 PM Pg: 1 of 5

Dec ID 20210301662264  
ST/CO Stamp 1-126-440-464

This indenture made this 11th day of **SEPTEMBER, 2020**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **successor land 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 **2nd of March, 1979**, and known as Trust Number **100672** party of the first part, and **Patricia Dixon**, as Trustee of the **Willard I. Timmer Trust Agreement** WHOSE ADDRESS IS **2764 Oak Park Court, Tallahassee, Florida 32308** party of the second part.

Reserved for Recorder's Office

**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:

**PROPERTY ADDRESS:** 17108 South Chicago Avenue, Lansing, IL 60438

**PERMANENT TAX NUMBER(S):** 30-30-210-032-0000

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.

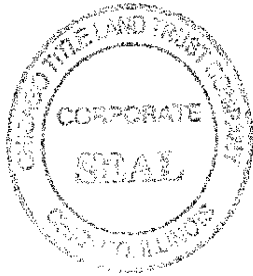
This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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

4/26/21 Michael Macneil  
Date Buyer, Seller Representative

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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 Trust Officer, the day and year first above written.



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

By: \_\_\_\_\_

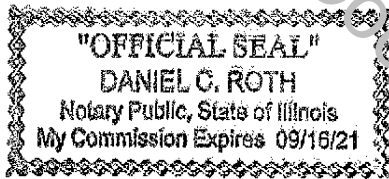
Gregory S. Kasprzyk Trust Officer

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 Trust Officer 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 Trust Officer 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 Trust Officer 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 11<sup>th</sup> day of September, 2020.



\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 SOUTH LAS ALLE STREET, SUITE #2750  
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Timmer Trust c/o Patricia Dixon  
ADDRESS 2764 Oak Park Ct  
CITY, STATE, ZIP-CODE Tallahassee, FL 32308

OR BOX NO. \_\_\_\_\_

MAIL TAX BILLS TO:

NAME Timmer Trust c/o Patricia Dixon  
ADDRESS 2764 Oak Park Ct  
CITY, STATE, ZIP-CODE Tallahassee, FL 32308

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Lot 2 (except the North 10 feet) and the North 20 feet of Lot 3 in Block 9 in Lansing-Calumet, being a subdivision of the West 104 rods of the East 132 rods of the North 1/2 of the North East 1/4 of Section 30, Township 35 North, Range 13, East of the third principal meridian, in Cook County, Illinois.

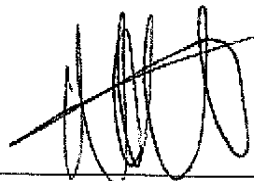
Property of Cook County Clerk's Office

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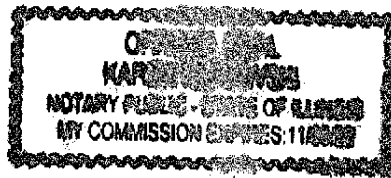
## STATEMENT BY GRANTOR AND GRANTEE

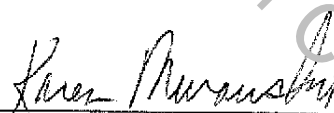
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 11 day of September, 2020.

Signature   
Grantor

Subscribed and sworn to before me this 11 day of SEPTEMBER, 2020.



Notary Public 

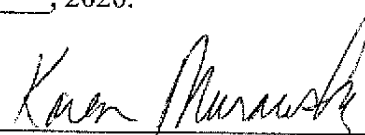
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 11 day of September, 2020.

Signature   
Grantee

Subscribed and sworn to before me this 11 day of SEPTEMBER, 2020.



Notary Public 

# VILLAGE OF LANSING

# UNOFFICIAL COPY

**Patricia L. Eidam**  
Mayor

**Brian Hanigan**  
Finance Director



## Office of the Finance Director

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: Chicago Title Land Trust Co DTD 3/2/1979 #100672  
16 S LaSalle Street, suite 2750  
Chicago, IL 60603

Telephone: 312-223-4116

Attorney or Agent: Rosenthal Law Group/Harley  
 Telephone No.: 847-677-5100

Property Address: 17108 S Chicago Avenue  
Lansing, IL 60438

Property Index Number (PIN): 30-30-210-032-0000

Water Account Number: 318 1810 00 14

Date of Issuance: May 10, 2021

(State of Illinois)  
(County of Cook)

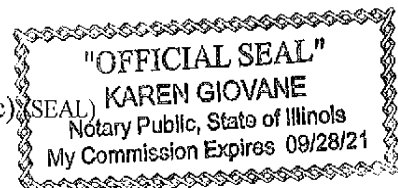
VILLAGE OF LANSING

This instrument was acknowledged before  
me on May 10, 2021 by  
Karen Giovane

By: [Signature]  
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



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