

TRUSTEE'S DEED

UNOFFICIAL COPY



Doc# 2114622004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/26/2021 09:42 AM PG: 1 OF 4

This indenture made this 15th day of April, 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 16th day of July, 1981 and known as Trust Number 226 party of the first part, and

LeClaire Management, LLC, 5253 W MELROSE ST party of the second part,

Reserved for Recorder's Office

whose address is : 5013 W Irving Park Road Chicago, IL 60641

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: 5253 W MELROSE STREET, CHICAGO IL 60641

Permanent Tax Number: 13-21-330-001-0000

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.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTIONS 31 - 45, PROPERTY TAX CODE.

[Signature] Legal Representative

Date: 5/24/2021

REAL ESTATE TRANSFER TAX 26-May-2021



Table with 2 columns: Category (COUNTY, ILLINOIS, TOTAL) and Amount (0.00, 0.00, 0.00)

13-21-330-001-0000 | 20210501642853 | 0-707-533-072

REAL ESTATE TRANSFER TAX 25-May-2021



Table with 2 columns: Category (CHICAGO, CTA, TOTAL) and Amount (0.00, 0.00, 0.00)

13-21-330-001-0000 | 20210501642853 | 0-378-870-032

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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: *Rachel Huitsing*
Rachel Huitsing – Assistant Vice President

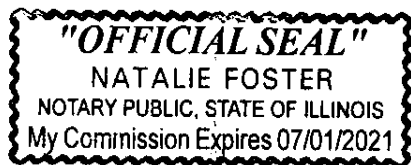
State of Illinois
County of Cook

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 15th day of April, 2021.

Natalie Foster
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: LECLAIRE MANAGEMENT LLC
ADDRESS: 5253 W. MELROSE ST.
CITY STATE ZIP: CHICAGO, IL 60641

SEND SUBSEQUENT TAX BILLS TO:

NAME: LECLAIRE MANAGEMENT, LLC
ADDRESS: 5253 W. MELROSE ST
CITY STATE ZIP: CHICAGO, IL 60641

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 98, 99 AND 100 IN ACTIVE REALTY COMPANY'S BELMONT GARDENS ADDITION BEING A SUBDIVISION OF THE SOUTH THREE QUARTERS OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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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: April 15, 2021 Signature *D. Cornfield*
Daniel Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said DANIEL CORNFIELD this

15TH day of April, 2021

Notary Public *Pamela G. Betts*



The grantee or his agent affirms 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.

Dated: April 15, 2021 Signature *D. Cornfield*
Daniel Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said DANIEL CORNFIELD this

15TH day of April, 2021

Notary Public *Pamela G. Betts*



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 to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)