

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 24th day of June, 2021 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **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 11th day of April, 2017, and known as Trust Number **8002374260**, party of the first part, and

Doc#. 2119625241 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/15/2021 03:17 PM Pg: 1 of 4

Dec ID 20210601682583
ST/CO Stamp 0-793-641-744
City Stamp 0-254-721-296

SPIN FOUR, LLC,

Reserved for Recorder's Office

party of the second part

whose address is :

FIRST AMERICAN TITLE
FILE # 3100554 1/2

514 E 95TH ST, CHICAGO IL 60619

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: 5425 S WOLCOTT AVE, CHICAGO IL 60609

Permanent Tax Number: 20-07-426-010-0000

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.

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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: *Carrie M. Barth*
Carrie M. Barth - 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 24th day of June, 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: Scott Albright

ADDRESS: 514 E. 95th St.

CITY STATE ZIP: CHICAGO, IL 60619

SEND SUBSEQUENT TAX BILLS TO:

NAME: SCOTT ALBRIGHT

ADDRESS: 514 E. 95th St.

CITY STATE ZIP: CHICAGO, IL 60619

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LEGAL DESCRIPTION

LOT 151 IN E.A. CUMMINGS AND COMPANY'S 55TH STREET BOULEVARD ADDITION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-07-426-010-0000

PROPERTY ADDRESS: 5425 S WOLCOTT AVE, CHICAGO IL 60609

Exempt under provisions of paragraph 5. Section 31-45,
Real Estate Transfer Tax Act.

6/25/21
Date

Scott Aubrey
Buyer, Seller or Representative

Property of Cook County Clerk's Office



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First American

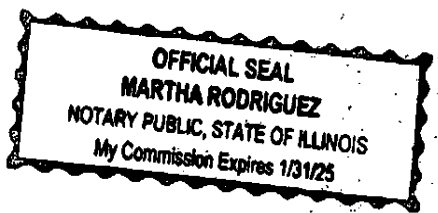
STATEMENT BY GRANTOR AND GRANTEE

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 6/25/21 Signature Scott Arbaugh
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 25th day of June, 2021

Notary Public Martha Rodriguez



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

Dated 6/25/21 Signature Scott Arbaugh
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 25th day of June, 2021

Notary Public Martha Rodriguez



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)