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TRUSTEE'S DEED

2/1/21

Doc# 2120104133 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 09:03 AM Pg: 1 of 4

Dec ID 20210701699797
ST/CO Stamp 0-750-273-296

This indenture made this 23rd day of June, 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 5th day of September, 1985 and known as Trust Number **65360** party of the first part, and

SUSAN FRANGELLA, individually as to an undivided 50% interest and
ERIN BEAL, not individually but solely as **EXECUTOR OF THE ESTATE OF STEVEN L. BEAL**, as to an undivided 50% interest

Reserved for Recorder's Office

party of the second part,

whose address is :
10359 W. 147th St., Orland Park, IL 60462 and
908 Shawnee St., Mount Vernon, IL 62864

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: 14400 South Robey Ave., Dixmoor, IL 60426

Permanent Tax Number: 29-07-118-002-0000

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 Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: *Carolyn Pampenella*
Carolyn Pampenella- Vice President

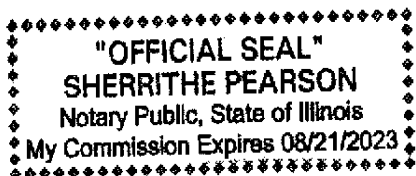
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 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 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 23rd day of June, 2021.

Sherrithe Pearson
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:

SEND SUBSEQUENT TAX BILLS TO:

NAME: _____

NAME: *Susan Franzella + Erin Beard*

ADDRESS: _____

ADDRESS: *14400 S. Robey*

CITY STATE ZIP: _____

CITY STATE ZIP: *Dixmoor IL 60426*

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ATTACHMENT

LEGAL DESCRIPTION OF PROPERTY INDEX NUMBER: 29-07-118-002-0000

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7 SECTION OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 143RD STREET AND SOUTHWESTERLY LINE OF RAILROAD AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAILROAD AVENUE 300.00 FEET MORE OR LESS TO THE WEST LINE OF HOYNE AVENUE; THENCE NORTHWESTERLY 444.27 FEET TO A POINT IN THE SOUTH LINE OF 143RD STREET, WHICH IS 175 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF 143RD STREET AND THE SOUTHWESTERLY LINE OF RAILROAD AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID 143 STREET 175 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 14400 SOUTH ROBEY AVENUE, DIXMOOR, ILLINOIS 60426

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

10/21
Date


Manuel
Buyer, Seller Representative

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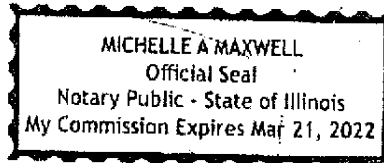
STATEMENT BY GRANTOR AND GRANTEE

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 7. 13, 2021


Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said C. Conzelmann
this 13 day of July, 2021
Notary Public M. Maxwell

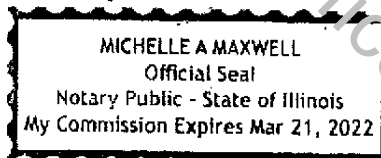


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7-13, 2021

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said C. Grollier
This 13 day of July, 2021
Notary Public Michelle Maxwell



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 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.)