

UNOFFICIAL COPY

Greater Illinois Title Co.
300 E. Roosevelt Road
Wheaton, IL 60187

Doc# 2120821232 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/27/2021 10:40 AM Pg: 1 of 3

GIT File #: 41062021G

Dec ID 20210401692360
ST/CO Stamp 0-211-729-936 ST Tax \$675.00 CO Tax \$337.50
City Stamp 0-479-870-480 City Tax: \$7,087.50

GIT

RECORDING COVER SHEET

Cook County

TYPE OF DOCUMENT: Trustee's Deed

Re.:

PARCEL 1:

UNIT D-36, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN PRAIRIE PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96318235, IN THE NORTHWEST FRACTIONAL 1/3 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, UPON, AND ACROSS THE EASEMENT PARCEL AS CERATED AND SET OUT IN THE GRANT OF EASEMENT DATED DECEMBER 20, 1994 AND RECORDED DECEMBER 29, 1994 AS DOCUMENT NUMBER 04080035.

Property address: 1435 South Prairie Avenue Unit# D-36, Chicago, IL 60605
Tax Number: 17-22-110-035-1029

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GIT 410 620216
 TRUSTEE'S DEED (1/3)

This indenture made this **13th** 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 **24th** day of **June, 1996** and known as Trust Number **121782-08** party of the first part, and **DIANA AGBO**, **TOLUWALASE M ANISULOWO AND OJOMA**, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, whose address is: **1201 South Prairie Avenue, Apt. 1104, Chicago, Illinois 60605**, 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:

Parcel 1: Unit D-36, together with its undivided percentage interest in the common elements, in Prairie Place Condominium as delineated and defined in the Declaration recorded as Document Number 96318235, in the Northwest fractional 1/3 of Section 22, Township 39 North Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Parcel 2: Non-exclusive Easement for the benefit of Parcel 1 for ingress and egress over, upon, and across the Easement parcel as created and set out in the grant of Easement dated December 20, 1994 and recorded December 29, 1994 as Document Number 04080035.



PROPERTY ADDRESS: 1435 South Prairie Avenue, Unit A, Chicago, Illinois 60605.


PERMANENT TAX NUMBER: 17-22-110-035-1029

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.

REAL ESTATE TRANSFER TAX		28-Apr-2021
	COUNTY:	337.50
	ILLINOIS:	675.00
	TOTAL:	1,012.50
17-22-110-035-1029 20210401692360 0-211-729-936		

REAL ESTATE TRANSFER TAX		28-Apr-2021
	CHICAGO:	5,062.50
	CTA:	2,025.00
	TOTAL:	7,087.50 *
17-22-110-035-1029 20210401692360 0-479-870-480		

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

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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: Margaret O'Donnell
Assistant Vice President
Margaret O'Donnell

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 she signed and delivered the said instrument as 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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 13th day of April, 2021.



[Signature]
NOTARY PUBLIC

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME Heidi Coleman

ADDRESS 7301 N. Lincoln Ave Suite 140 OR BOX NO. _____

CITY, STATE Lincolnwood, IL 60712

SEND TAX BILLS TO:

NAME Toluwale M. Anselowo

ADDRESS 1435 S. Prairie Ave Unit A

CITY, STATE Chicago, IL 60605