

# UNOFFICIAL COPY

TRUSTEE'S DEED *2021-7760*

Doc#. 2121846304 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/06/2021 12:04 PM Pg: 1 of 5

This indenture made this 14TH day of JULY, 2021 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as 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 28TH day of APRIL, 2020 and known as Trust Number: 8002383242, party of the first part, and

Dec ID 20210801629147  
ST/CO Stamp 0-778-132-240  
City Stamp 0-084-597-520

LUCIOUS BOYKIN  
party of the second part,

Reserved for Recorder's Office

whose address is :  
108 S. HAMLIN AVE., CHICAGO, IL 60624

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 INCORPORATED HEREIN

Property Address: 4722 W. MONROE ST., CHICAGO, IL 60644

Permanent Tax Number: 16-15-100-030-0000

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 provisions of paragraph E, Section 31-45, Real Estate Transfer Tax Act.

*July 16, 2021*  
Date *Lucious Boykin*  
Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		05-Aug-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

16-15-100-030-0000 | 20210801629147 | 0-084-597-520

Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		05-Aug-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

16-15-100-030-0000 | 20210801629147 | 0-778-132-240

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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: *Ryan O'Reilly*  
Ryan O'Reilly – 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 16TH day of JULY, 2021.



*Patricia L. Martinez*  
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: L. Boykin  
ADDRESS: 4722 W. Monroe St.  
CITY STATE ZIP: Chicago, IL 60644

SEND SUBSEQUENT TAX BILLS TO:

NAME: L. Boykin  
ADDRESS: 4722 W. Monroe St.  
CITY STATE ZIP: Chicago, IL 60644

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## EXHIBIT "A" Property Description

**Closing Date:** July 23, 2021  
**Borrower(s):** Lucious Boykin  
**Property Address:** 4722 West Monroe Street, Chicago, IL 60644

### PROPERTY DESCRIPTION:

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN COOK COUNTY, ILLINOIS, TO WIT:

LOT 39 IN BLOCK 2 IN HOBART'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 16-15-100-030-0000

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## LEGAL DESCRIPTION

LOT 39 IN BLOCK 2 IN HOBART'S SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 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 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 7/11/2021

Signature: *Jessica Baylan*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Luscious Baykin  
dated 7/11/2021



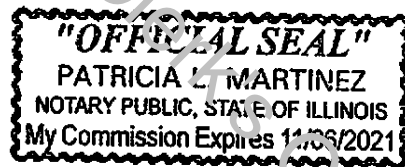
Notary Public *Patricia L. Martinez*

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

Dated 7/11/2021

Signature: *Jessica Baylan*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Luscious Baykin  
dated 7/11/2021



Notary Public *Patricia L. Martinez*

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

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**