

UNOFFICIAL COPY

TRUSTEE'S DEED

AFTER RECORDING MAIL TO:

NUBEGNGS NFP
9624 S Cicero
OAK LAWN IL 60453

NAME & ADDRESS OF
TAXPAYER:

NUBEGNGS NFP
9624 S Cicero
OAK LAWN IL 60453



Doc# 2122515009 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/13/2021 11:46 AM PG: 1 OF 3

THIS INDENTURE, made on this 11th day of December, 2020, between Laden Law, P.C., as Trustee under the Build with Fields Land Trust under agreement dated 01/16/2014, of 1255 Bond St., Ste. 111, City of Naperville, County of DuPage, State of Illinois, not personally but as Trustee under the provisions of the certain Trust Agreement dated 01/16/2014 and known as the Build with Fields Land Trust, as amended, party of the first part, and **NUBEGNGS NFP**, an Illinois Not-for-Profit Corporation, 9624 South Cicero Ave., Oak Lawn, IL 60453, party/parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration, and other good and valuable consideration in hand paid does hereby CONVEY and QUIT CLAIM unto said party/parties of the second part, the following described REAL ESTATE, situated in Cook County, IL, to wit:

LOT 132, IN E.B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN CORNELL, IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 6751064, IN COOK COUNTY, ILLINOIS.

PIN: 20-35-108-003-0000, Vol. 270

Property Address: 8007 S. Maryland Ave., Chicago, IL 60619

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

Subject to: (a) Any and all real estate taxes due and payable, including but not limited to sold, delinquent or otherwise past due; (b) Any and all proceedings pending on complaints filed related to the real estate in the Circuit Court of Cook County or administrative hearings, by the City of Chicago for building code violations, demolition and/or liens; (c) All acts done by or suffered through Grantees; (d) any and all liens, judgments, or any other matters of record; (e) Any and all covenants, conditions, and restrictions of record, building lines and easements, if any; (f) Public and utility easements; (g) Rights of ways for drainage ditches, tiles, feeders and laterals, if any; and (h) Existing occupants and/or tenants of the real estate, if any.

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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 presented by one of its officers, the day and year first above written.

**Laden Law, P.C., as Trustee under the
Build with Fields Land Trust U/A dated 01/16/2014,
as Trustee only as aforesaid, and not personally**

By: 

Christian T. Laden, President

State of Illinois)

) SS

County of DuPage)

I, the undersigned, a notary Public in and for said County, in the State aforesaid, do hereby certify that Christian T. Laden, President of Laden Law, P.C., as Trustee under the Build with Fields Land Trust U/A dated 01/16/2014, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that said officer of said corporation and signed and delivered this instrument as a free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 11th day of December, 2020.



Michelle S Bower
Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMP
EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

Date: 12/11/20

[Signature]
Buyer, Seller or Representative

Prepared By:
Christian T. Laden, Esq.
1255 Bond St., Suite 111
Naperville, IL 60563

REAL ESTATE TRANSFER TAX

13-Aug-2021



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

20-35-108-003-0000 | 20210801637543 | 0-941-336-336

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX

13-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

20-35-108-003-0000 | 20210801637543 | 0-474-933-008

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

Date: 12/11/2020

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me on this 11th day of December, 2020



Michelle S Bower
Notary Public

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.

Date: 12/11/20

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me on this 11th day of December, 2020,



Michelle S Bower
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]