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Doc# 2124355105 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 01:18 PM Pg: 1 of 3

Dec ID 20210801655365

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 30th day of JUNE, 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 6TH day of SEPTEMBER, 2013 and known as Trust Number 8002362823, party of the first part, and KENNETH BRATKO, AS TRUSTEE OF THE KENNETH BRATKO DECLARATION OF TRUST DATED MAY 11, 2021

whose address is:

120 SPRUCE AVENUE – UNIT 304
WOOD DALE, IL 60191

party of the second part.

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:

LOT 1 IN RR-2 RESUBDIVISION OF PART OF THE WEST ½ OF THE NORTH EAST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 18-36-201-003-0000
Property Address: 7575 W 79TH STREET, BRIDGEVIEW, IL 60455

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.

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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 Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as Aforesaid

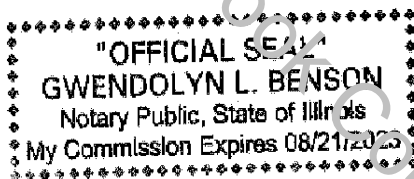
By: Nancy A Carlin
Trust Officer

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 Trust Officer 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 Trust Officer 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 Trust Officer 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 16TH day of **AUGUST, 2021**.



Arendoloyt Beina
NOTARY PUBLIC

PROPERTY ADDRESS:
7575 W. 79TH STREET
BRIDGEVIEW, IL 60455

This instrument was prepared by: **Nancy A Carlin**
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street – Suite 2750
Chicago, IL 60603

After Recording Please Mail To:
Robbins, Salomon & Patt, Ltd
180 N. LaSalle, Ste 3300
Chicago, IL 60601

Send Subsequent Tax Bills to:
Kenneth Bratko
120 Spruce Ave, Unit 304
Wood Dale, IL 60191

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: 8/20/2021 AGENT: Catherine Z. Fry

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STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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: August 26, 2021

Signature: *Emily Kaminski*
Grantor or Grantor's Agent

Subscribed and sworn to before me by the
said AGENT Emily Kaminski
this 26th day of August, 2021

Cathrine B Irby
Notary Public



The grantee or grantee's 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: August 26, 2021

Signature: *Emily Kaminski*
Grantee or Grantee's Agent

Subscribed and sworn to before me by the
said AGENT Emily Kaminski
this 26th day of August, 2021

Cathrine B Irby
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 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.)