

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2125806330 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2021 01:46 PM Pg: 1 of 4

Dec ID 20210801633673
ST/CO Stamp 1-700-583-184
City Stamp 1-095-513-872

This indenture made this 2nd day of August, 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 27th day of October, 1987 and known as Trust Number 103854-09 party of the first part, and

FRONTIER ZLK LLC - Series B, a protected series of **Frontier ZLK LLC**, a Delaware limited liability company party of the second part,

Reserved for Recorder's Office

whose address is :
2635 West Devon
Chicago, IL 60659

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: 2635 W DEVON AVENUE, CHICAGO IL 60659

Permanent Tax Number: 13-01-202-008-0000

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 the same) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

UNOFFICIAL COPY

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

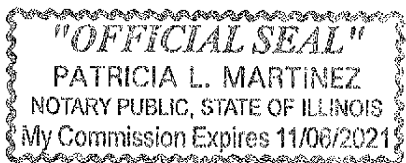
By: *Rachel Huitsing*
Rachel Huitsing – Assistant Vice President

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 2nd day of August, 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: RYAN TUNNEY
BARD LAW

ADDRESS: 225 W. ILLINOIS ST, SUITE 300

CITY STATE ZIP: CHICAGO, IL 60654

SEND SUBSEQUENT TAX BILLS TO:

NAME: ZLK LLC

ADDRESS: 1017 CRYSTAL COURT

CITY STATE ZIP: GLENVIEW, IL 60025

UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN BLOCK 1 IN T. J. GRADY'S FOURTH GREEN BRIAR ADDITION TO NORTH EDGEWATER, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of paragraph __E__. Section 31-45,
Real Estate Transfer Tax Act.

7/29/2021



Date

Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 7/29/21 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said [Signature]
dated 7/29/21

Notary Public [Signature]

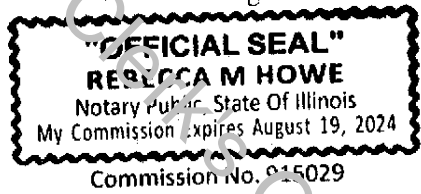


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/29/21 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE
dated 7/29/21

Notary Public [Signature]



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.