

UNOFFICIAL COPY

Doc#. 2127449013 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/01/2021 09:20 AM Pg: 1 of 4

Dec ID 20210901684088
ST/CO Stamp 1-743-409-296
City Stamp 0-493-441-168

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 30th 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 15th day of June, 1985, and known as Trust Number 938, party of the first part, and MARIA RANDAZZO, AS TRUSTEE OF THE RANDAZZO-DIVERSEY TRUST, DATED AUGUST 16, 2021, party of the second part

whose address is:
6022 W. Peterson Avenue
Chicago, IL 60646

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Tax Number: 13-30-301-001-0000

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 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 Assistant Vice President, the day and year first above written.



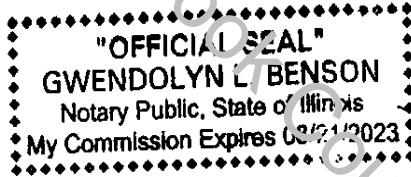
CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as aforesaid

By: *Patricia L. Martinez*
Patricia L. Martinez
Assistant Vice President

State of Illinois)
) SS
County of Cook)

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 30th day of August, 2021.



Gwendolyn Benson
NOTARY PUBLIC

PROPERTY ADDRESS:
7157 W. Diversey Avenue
Chicago, IL 60707

This instrument was prepared by:
Patricia L. Martinez
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Paul S. Motin - Di Monte & Lizak, LLC
ADDRESS 216 W. Higgins Road
CITY, STATE Park Ridge, Illinois 60068

SEND TAX BILLS TO:

NAME Maria Randazzo, Trustee
ADDRESS 6022 W. Peterson Avenue
CITY, STATE Chicago, Illinois 60646

^{Ex} Exempt under provisions of Paragraph (e),
Section 31-45, Real Estate Transfer Tax Law

9/8/2021
Date

Paul S. Motin
Representative

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Exhibit A

Legal Description

Lot forty-five (except the East ninety feet thereof) (45), Lot forty-six (except the East ninety feet thereof) (46), Lot forty-seven (except the East ninety feet thereof) (47), Lot forty-eight (except the East ninety feet thereof) (48) in Block One (1) in V. M. William's Diversey Avenue Subdivision of the North Three Quarters (3/4) of the West half (1/2) of the West Half (1/2) of the Southwest Quarter (1/4) of Section 30, Township 40 North, Range 13, East of the Third Principal Meridian.

Address: 7157 W. Diversey Avenue, Chicago, Illinois 60707

PIN: 13-30-301-001-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 9 | 8 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

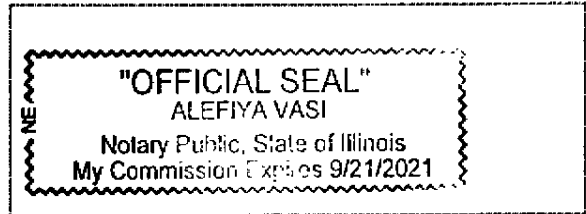
Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantor): Please refer below **

On this date of: 9 | 8 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9 | 8 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

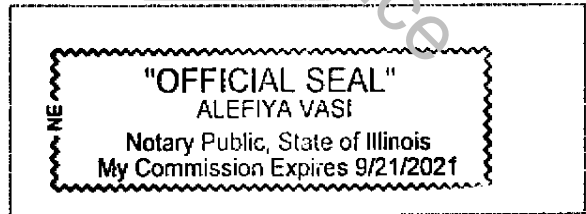
Subscribed and sworn to before me, Name of Notary Public: Alefiya Vasi

By the said (Name of Grantee): Maria Randazzo, as trustee of the Randazzo-Diversey Trust, dated August 16, 2021

On this date of: 9 | 8 | 2021

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

rev. on 10.17.2016

Name of Grantor**: Chicago Title Land Trust Company, as successor trustee of a trust agreement dated June 15, 1985 and known as Trust Number 938.