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Doc#: 2128704251 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 11:01 AM Pg: 1 of 4

TRUSTEE'S DEED

Dec ID 20211001699696

This indenture made this 19th day of April, 2021, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 11th day of April, 2014 and known as Trust Number **8002364566** party of the first part, and **JOSE A. GARCIA**, whose address is: **7301 West 56th Place, Summit, Illinois 60501**, 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:

RESERVED FOR RECORDER'S OFFICE

Lot 1 and the East 10 feet of Lot 2 in Block A in Harlem Heights Subdivision of Out Lot 2 in Canal Trustees' Subdivision of the North half of the Northeast quarter of Section 13, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax Number: 18-13-212-047-0000

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Margaret J. Donnell
Assistant Vice President

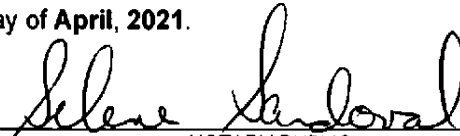
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State of Illinois
County of Cook

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 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 **19th** day of **April, 2021**.



NOTARY PUBLIC



PROPERTY ADDRESS:
7301 West 56th Place
Summit, Illinois 60501

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 165
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

SEND TAX BILLS TO:

NAME _____

NAME _____

ADDRESS 7301 W 56th Pl

ADDRESS 7301 W 56th Pl

CITY, STATE Summit Argo, IL

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MyDec

Declaration ID: 20211001699696

Status: Declaration Submitted

Document No.: Not Recorded

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State/County Stamp: Not Issued

City Stamp:

COOK COUNTY**Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 7301 W 56TH PL SUMMIT 60501-1328
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 18-13-212-047-0000 Township Lyons

Date of Deed 4/19/2021 Type of Deed Trustee Deed

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. 13 Twp. Lyons Range 12
 LOT 1 AND THE EAST 10 FEET OF LOT 2 IN BLOCK 4 IN HARLEM HEIGHTS SUBDIVISION OF OUTLOT 2 IN CANAL TRUSTEES' SUBDIVISION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

Full actual consideration	0.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	0.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	0.00
Amount of tax stamps (\$0.25 per \$500 or part thereof)	0.00

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

CHICAGO TITLE LAND TRUST COMPANY 10 S LA SALLE ST STE 2750 CHICAGO 60603-1108
 Name and Address of Seller Street or Rural Route City ZIP Code

JOSE A. GARCIA 7301 W 56TH PL SUMMIT ARGO 60501-1328
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

JOSE A. GARCIA 7301 W 56TH PL SUMMIT ARGO IL 60501-1328
 Name or company Street address City State ZIP Code



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Exempt Transfers

(Select the Appropriate Exemption)

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status _____
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.