

UNOFFICIAL COPY

TRUSTEE'S DEED (ILLINOIS)

STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

Doc#: 2129320180 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/20/2021 10:29 AM Pg: 1 of 3

Dec ID 20211001697012
ST/CO Stamp 1-153-177-744 ST Tax \$82.00 CO Tax \$41.00
City Stamp 0-368-306-320 City Tax: \$916.22

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1000

THE GRANTOR THE SILVER 77 LAND TRUST DATED NOVEMBER 1, 2006, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee, convey to Bran Realty, LLC, an Illinois Limited Liability Corporation, all interest in the following described real estate commonly known as 11806 Parnell, Chicago, IL 60628, and legally known as:

1705 N Nagle, Chicago IL 60707

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

SUBJECT TO: 2021 taxes + subsequent years

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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 of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other regulations of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession; and to those additional items, if any, listed on the reverse side hereof which are hereby incorporated by reference herein.

Address: 11806 S. Parnell Ave Chicago IL 60628
Permanent Real Estate Index Number(s): 25-21-332-018-0000

Dated this 8-24-2021



William Wilson, as Trustee of the The Silver 77 Land
Trust Dated November 1, 2006

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STATE OF ILLINOIS)
) SS,
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Wilson 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 it signed, sealed and delivered in the instrument as its free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this *August 24, 2021*



Rhonda L. Griffin
 Notary Public

THIS INSTRUMENT PREPARED BY
 Felix Gonzalez
 Archer Law Group
 6839 W. Archer Ave.
 Chicago, IL 60638

MAIL TO:
Bran Realty
1705 N. Nagle
Chicago IL 60627

SEND SUBSEQUENT TAX BILLS TO:
 Bran Realty, LLC
 11806 Parnell
 Chicago, IL 60628

REAL ESTATE TRANSFER TAX 13-Oct-2021



CHICAGO: 615.00
 CTA: 246.00
 TOTAL: 861.00 *

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* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

13-Oct-2021



COUNTY: 41.00
 ILLINOIS: 82.00
 TOTAL: 123.00

25-21-332-018-0000

| 20211001697012 | 1-153-177-744

ALTA COMMITMENT FOR TITLE INSURANCE SCHEDULE A

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ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 8 and the South 1/2 of Lot 9 in Block 3 in the Resubdivision of Lots 11 to 16 and Lots 27 to 32 in Block 1 and Lots 11 to 32 in Block 2 and Lots 1 to 10 in Block 3, together with the 16 foot Public Alley running East and West through the South 1/2 of Original Block 2, aforesaid, and 16 foot alley running East and West through the North 1/2 of Original Block 3, aforesaid, all in Cook Hannah B. Ganos Addition to Pullman, a Subdivision of the West 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a countersignature by the Company or its issuing agent that may be in electronic form.

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008UN-ALTA Commitment For Title Insurance (8/1/16)

