

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2130618055 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/02/2021 06:41 AM Pg: 1 of 4

Dec ID 20211101626168

This indenture made this 19th day of October, 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 2nd day of January, 2001 and known as Trust Number 9973, party of the first part, and

Blue Horseshoe, LLC, party of the second part,

whose address is:
321 Center Street
Hillside, IL 60162

Reserved for Recorder's Office

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: 4401 Roosevelt Rd., Hillside, IL 60162

Permanent Tax Number(s): 15-20-200-008-0000

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

Exempt under provisions of paragraph 4(e), Section 31-45,
Real Estate Transfer Tax Act.

10/20/21 [Signature]
Date Buyer, Seller or Representative

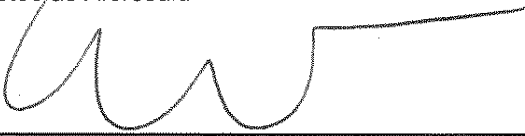
VILLAGE OF HILLSIDE
10/28/21
722164 REAL ESTATE TRANSFER TAX
15-20-200-008-0000

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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 Trustee as Aforesaid

By: 

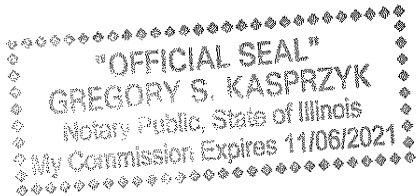
Emily A. Ralph – Assistant Vice President


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 19th day of October, 2021.





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:

William T. Dwyer, Jr.
O'Rourke, Hogan, Fowler & Dwyer, LLC
10 S. LaSalle Street, Suite 3700
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Blue Horseshoe, LLC
321 Center Street
Hillside, IL 60162

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LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING ON A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, SAID POINT BEING 224.00 FEET EAST OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 20; THENCE DUE WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 170.00 FEET; THENCE SOUTH 0 DEGREES 06 SECONDS 30 MINUTES WEST 250.03 FEET; THENCE DUE EAST 167.86 FEET; THENCE NORTH 2 DEGREES 33 SECONDS 19 MINUTES EAST, 50.89 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTH 200 FEET OF THE WEST 1/2 OF SAID NORTHEAST 1/4 OF SECTION 20, SAID POINT OF INTERSECTION BEING ALSO THE EAST LINE OF THE WEST 224.00 FEET OF THE WEST 1/2 OF SAID NORTHEAST 1/4; THENCE NORTH 0 DEGREES 06 SECONDS 30 MINUTES EAST ALONG SAID EAST LINE 200.00 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 30 FEET OF THE ABOVE DESCRIBED PROPERTY USED FOR PUBLIC ROADWAY), ALL IN COOK COUNTY, ILLINOIS.

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: 10 | 21 | 20 21

SIGNATURE: [Signature]
GRANTOR or AGENT

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

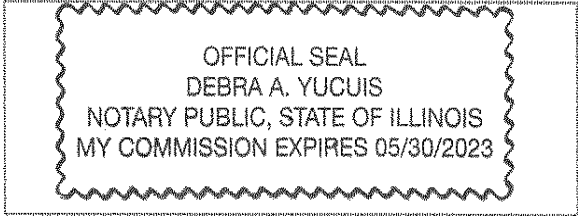
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Chicago Title Land Trust Company

On this date of: 10 | 21 | 20 21

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: 10 | 21 | 20 21

SIGNATURE: [Signature]
GRANTEE or AGENT

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

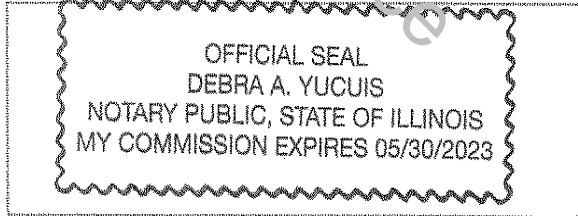
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Blue Horseshoe, LLC

On this date of: 10 | 21 | 20 21

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)