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TRUSTEE'S DEED (Illinois)



761140 3/4  
THIS DEED is made as of the 26 day of  
October, 2021, by and between

Doc# 2130619008 Fee \$88.00

SPRINGFIELD LAND TRUST  
("Grantor," whether one or more),

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/02/2021 10:03 AM PG: 1 OF 5

and

DUKE INVESTMENTS 4855, LLC, AN  
ILLINOIS LIMITED LIABILITY COMPANY  
771 BROADVIEW AVENUE  
HIGHLAND PARK, IL 60035  
("Grantee," whether one or more).

Citywide Title Corporation  
111 W. Washington Street  
Suite 1280  
Chicago IL 60602

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT 4855-3 IN SPRINGFIELD MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN BLOCK 6 IN SPIKING'S ADDITION TO ALBANY PARK, A SUBDIVISION OF PART OF BLOCKS 4, 5, 6, 7 AND 8 OF SPIKING'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0718022073, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 4855 N SPRINGFIELD AVE., UNIT 3, CHICAGO, IL 60625

PARCEL INDEX NUMBER (PIN): 13-11-323-030-1018

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted

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are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2021 and subsequent years.

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 26 day of October, 2021.

SPRINGFIELD LAND TRUST

[Signature]  
PIYUSH PATEL, CO-TRUSTEE

[Signature]  
JIGNA PATEL, CO-TRUSTEE

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO: Duke Investments 4835, LLC  
771 Broadview Avenue Highland Park, IL 60035

SEND SUBSEQUENT TAX BILLS TO: DUKE INVESTMENTS 4835, LLC  
771 BROADVIEW AVENUE HIGHLAND PARK, IL 60035

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

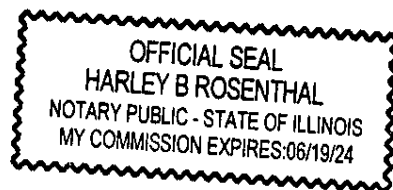
State of IL )  
County of Lake ) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that PIYUSH PATEL and JIGNA PATEL is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of October, 2021.

Notary Public [Signature]

My Commission Expires: 6-19-24



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

11/1/21 Date      [Signature] Buyer, Seller or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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

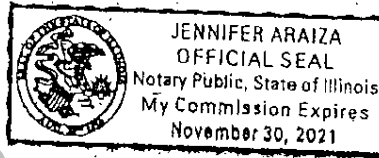
DATE: 11/1/21

SIGNATURE: \_\_\_\_\_

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: \_\_\_\_\_



THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS ACKNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSINGMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREING CORPORATION 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

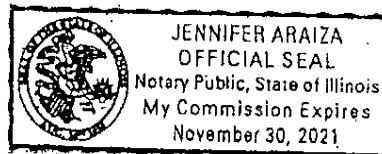
DATE: 11/1/21

SIGNATURE: \_\_\_\_\_

GRANTOR OR GRANTEE

SUBSCRIBE AND SWORN TO BEFORE ME BY THE SAID ON THE ABOVE DATE.

NOTARY PUBLIC: \_\_\_\_\_



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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

01-Nov-2021



**CHICAGO:**

0.00

**CTA:**

0.00

**TOTAL:**

0.00 \*

13-11-323-030-1018 | 20211101626157 | 0-773-158-032

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

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Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER TAX

01-Nov-2021



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

13-11-323-030-1018

| 20211101626157 | 0-113-931-408