

UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 2nd day of December, 2021 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, **as 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 20th day of October, 2019 and known as Trust Number **8002381912**, party of the first part, and

Doc#: 2134128031 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2021 03:37 PM Pg: 1 of 4

Dec ID 20211101647026
ST/CO Stamp 0-340-169-360 ST Tax \$340.00 CO Tax \$170.00

J.S. MORTON HIGH SCHOOL
~~**DISTRICT 204**~~ District 201
party of the second part

Reserved for Recorder's Office

whose address is :
1845 S. 55th Avenue
Cicero, IL 60804

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 INCORPORATED HEREIN

Property Address: 1845 South 55th Avenue, Cicero, IL 60804

Permanent Tax Number: 16-21-306-028-0000

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.

AFTER RECORDING, MAIL TO:
SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

2130570

141

T C O O K C O U N T Y	Town of Cicero	Address: 1845 S 55th AVE	Real Estate Transfer Tax
		Date: 12/07/2021	\$340.00
		Stamp #: 2021-4251	Exemption Type: Grant
		By: [Signature]	Control/Release #: [Blank]
			Exempt

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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

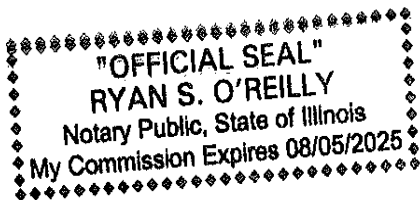
By: *Iris Ravelo*
Iris Ravelo – Assistant Vice President

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 2nd day of December, 2021.



Ryan S. O'Reilly
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:

SEND SUBSEQUENT TAX BILLS TO:

NAME: J.S. Marton High School NAME: Same

ADDRESS: 1845 S. 55th Ave District 201 ADDRESS: _____

CITY STATE ZIP: Cicero IL 60804 CITY STATE ZIP: _____

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LEGAL DESCRIPTION

ALL THAT PART OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SOUTH 55TH AVENUE 120.0 FEET NORTH OF THE SOUTH LINE OF WEST 19TH STREET, THENCE EAST ON A LINE PARALLEL WITH AND 120.0 FEET NORTH OF THE SOUTH LINE OF SAID WEST 19TH STREET, EXTENDED EAST, A DISTANCE OF 160.23 FEET TO A POINT 38.0 FEET WEST OF THE EAST LINE OF THE 20.0 FOOT EASEMENT GRANTED TO THE BALTIMORE AND OHIO, CHICAGO TERMINAL RAILROAD COMPANY. THENCE NORTHEASTERLY IN A STRAIGHT LINE 151.08 FEET TO A POINT IN THE WEST LINE OF SAID 20.0 FOOT EASEMENT; THENCE WEST ON A LINE PARALLEL WITH AND 270.0 FEET NORTH OF THE SOUTH LINE OF WEST 19TH STREET, EXTENDED EAST, 178.18 FEET TO THE EAST LINE OF SOUTH 55TH AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTH 55TH AVENUE, 150.0 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

State of Illinois

County of McHenry } ss.

Febr Chojniak being duly sworn on oath, states that IL resides at 1113 Laurel Ln, Mchenry IL. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

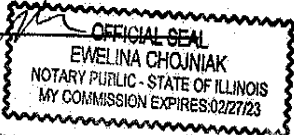
CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he/she makes this affidavit for the purpose of lodging the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this Dec day of 3, 2021.

Ewelina Chojniak



[Signature]

Cook County Clerk's Office