



Doc# 2204113124 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/10/2022 02:24 PM PG: 1 OF 3

TRUSTEE'S DEED

This indenture made this 10th day of January, 2022, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to The Chicago Trust Company 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 6th day of February, 1995, and known as Trust No. 2612, party of the first part, and

3043-53 W. Cortland LLC,

709 N. Milwaukee, Chicago, IL 60642, 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 parties of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 3043-3053 W. Cortland, Chicago, IL 60647

Permanent Tax Number: 13-36-310-026-0000, 13-36-310-025-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, 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.

Chicago Title

22NW1701361WF

1 of 3 CT

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SC
INT R

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be 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

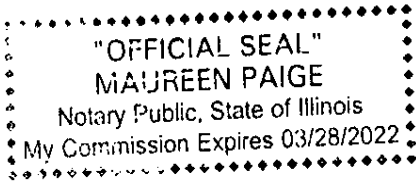
By: Lilli Kuzma
Lilli Kuzma - Trust Officer / Assistant Vice President

State of Illinois
County of DuPage 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.

Seal:

Given under my hand and Notarial Seal this 10th day of January, 2022.



Maureen Paige
NOTARY PUBLIC

This instrument was prepared by: Lilli Kuzma
CHICAGO TITLE LAND TRUST COMPANY
2443 Warrenville Road, Suite 125
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME HMB Legal
Attn: Kristin Dunlap
ADDRESS 500 W. Madison
#3700
CITY, STATE Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:

NAME 3043 53 W. Cortland
ADDRESS 576 N Ogden #137
CITY, STATE Chicago, IL 60642

REAL ESTATE TRANSFER TAX 24-Jan-2022



CHICAGO:	27,750.00
CTA:	11,100.00
TOTAL:	38,850.00 *

13-36-310-026-0000 | 20220101694599 | 0-703-102-608

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

REAL ESTATE TRANSFER TAX 24-Jan-2022



COUNTY:	1,850.00
ILLINOIS:	3,700.00
TOTAL:	5,550.00

13-36-310-026-0000 | 20220101694599 | 0-752-909-968

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EXHIBIT A - LEGAL DESCRIPTION

LOTS 1 TO 6 (BOTH INCLUSIVE) IN CHARLES JARCHOW'S RESUBDIVISION OF LOTS 1 TO 3 IN BLOCK 3 IN ALFRA TROWBRIDGE AND OTHERS SUBDIVISION OF THE EAST 19 ACRES OF THE WEST 38 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Clerk Office