

# UNOFFICIAL COPY

## TRUSTEE'S DEED JOINT TENANCY

Doc#: 2205534180 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/24/2022 04:18 PM Pg: 1 of 5

Dec ID 20220201633843

This indenture made this 22<sup>ND</sup> day of April, 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 30<sup>th</sup> day of May, 2017, and known as Trust Number 8002374309, party of the first part, and

**JOYCE ANDREWS BUKOVIC and  
PHILLIP P. BUKOVIC**

whose address is:

16217 W Peotone Road  
Wilmington IL 60481

not as tenants in common, but as joint tenants, parties of the second part.

Reserved for Recorder's Office

700898067200298

①

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, not as tenants in common, but as joint tenants, the following described real estate, situated in COOK County, Illinois, to wit:

LOTS 24 AND 25 IN BLOCK 1 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 24 AND 25, IN FRANK A. MULHOLLAND'S 79TH STREET AND STATE ROAD SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Address: 7642 LECLAIRE AVENUE, BURBANK, IL 60468  
Permanent Tax Number: 19-28-405-025-0000 AND 19-28-405-026-0000

EXEMPT  
CITY OF BURBANK  
REAL ESTATE TRANSFER TAX

*[Signature]*  
2-23-22

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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.

Exempt under provisions of Paragraph E  
Section 31-45, Real Estate Transfer Tax Act.

5/4/21  
Date

*[Signature]*  
Buyer, Seller or Representative

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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

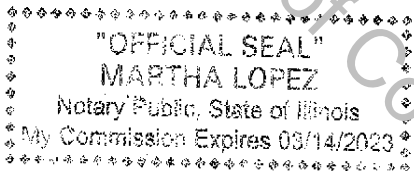
By: *Linda Lee Lutz*  
Linda Lee Lutz, Assistant Vice President

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 Linda Lee Lutz, 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 22<sup>ND</sup> day of April, 2021



*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by:  
Linda Lee Lutz, LTO  
**CHICAGO TITLE LAND TRUST COMPANY**  
15255 S 94<sup>th</sup> Ave. Suite 604  
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

NAME Joyce Andrews Bukovic

ADDRESS 16217 Wilmington Peotone Road OR BOX NO. \_\_\_\_\_

CITY, STATE Wilmington, Illinois, 60481

SEND TAX BILLS TO:

Bukovic  
16217 Wilmington Peotone Road  
Wilmington, Illinois, 60481

PROPERTY ADDRESS: 7642 LECLAIRE AVE., BURBANK, IL 60459

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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: 4/22/2021

SIGNATURE: Linda Lee Lutz  
GRANTOR or AGENT

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

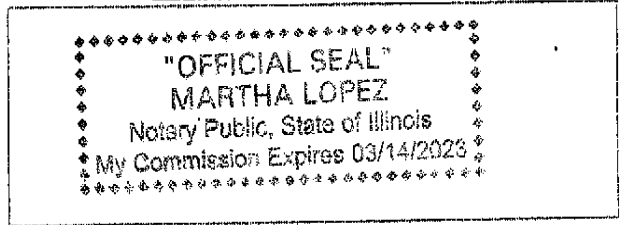
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Linda Lee Lutz

On this date of: 4/22/2021

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: 4/22/2021

SIGNATURE: Linda Lee Lutz  
GRANTEE or AGENT

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

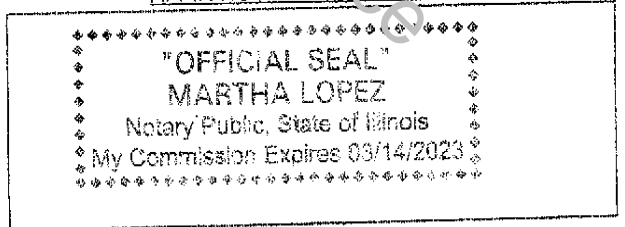
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Linda Lee Lutz

On this date of: 4/22/2021

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)

# UNOFFICIAL COPY

## AFFIDAVIT - PLAT ACT

### RECORDER OF COOK COUNTY

STATE OF ILLINOIS)

ss

COUNTY OF COOK)

Joyce Andrews Bukovic, being duly sworn on oath, states that she resides at that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is 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 land is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

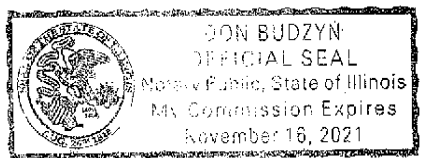
**CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.**

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of COOK County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Joyce Andrews Bukovic

SUBSCRIBED AND SWORN to before me this 4th day of May, 2021

Don Budzyn  
Notary Public  
My commission expires: 11-16-2021



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AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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DATED: 05 | 04 | 2021

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:

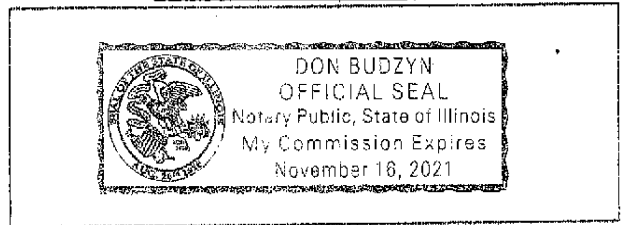
Don Budzyn

By the said (Name of Grantor): Phillip R Bukovic

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 04 | 2021

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

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DATED: 05 | 04 | 2021

SIGNATURE: Joyce Andrea Bukovic  
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:

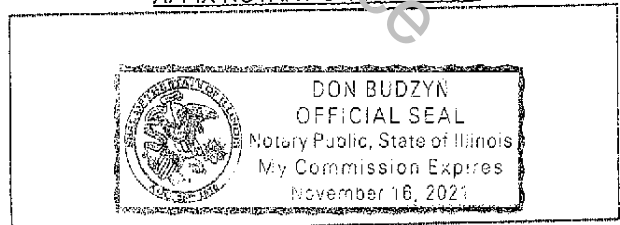
Don Budzyn

By the said (Name of Grantee): Joyce Andrea Bukovic

AFFIX NOTARY STAMP BELOW

On this date of: 05 | 04 | 2021

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

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