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Doc# 2206719020 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/08/2022 11:53 AM PG: 1 OF 5

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 25th day of **JANUARY, 2022**, 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 23rd day of **JUNE, 2015** and known as Trust Number **8002368483**, party of the first part, and **SHARON ANDERSON FLEMING, married**

whose address is:

8442 S. Michigan Avenue
Chicago, IL 60619

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 party of the second part, the following described real estate, situated in **COOK** County, Illinois, to wit:

FOR LEGAL DESCRIPTION SEE ATTACHED RIDER

Permanent Tax Number: 20-34-307-035-0000
Property Address: 8442 S. Michigan Avenue, Chicago, IL 60619

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 behoof 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.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Trust Officer, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as successor trustee as Aforesaid

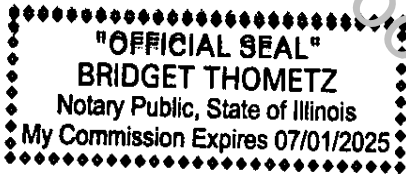
By: Nancy A Carlin
Trust Officer

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 Trust Officer 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 Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company, and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 25th day of **JANUARY, 2022.**




Bridget Thometz
NOTARY PUBLIC

PROPERTY ADDRESS:
8442 S. MICHIGAN AVENUE
CHICAGO, IL 60619



This instrument was prepared by: Nancy A Carlin
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street – Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Sharon Fleming
ADDRESS 8442 S. Michigan OR BOX NO. _____
CITY, STATE Chicago, IL 60619
SEND TAX BILLS TO: Same

REAL ESTATE TRANSFER TAX		08-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

20-34-307-035-0000 | 20220201632867 | 0-675-243-408
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

20-34-307-035-0000 | 20220201632867 | 1-071-834-512

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

By: 

Date: 2/22/22

Property of Cook County Clerk's Office

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

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Property Address

8442 S. Michigan Ave., Chicago, IL 60619

Permanent Real Estate Index Number

20-34-307-035-0000

Property Description

IN SOUTH MANOR, BEING A SUBDIVISION OF LOTS ONE (1) TO TWENTY-FOUR (24) BOTH INCLUSIVE, IN BLOCK ONE (1) LOTS ONE (1) TO TWENTY-FOUR (24) BOTH INCLUSIVE IN BLOCK TWO (2) AND LOTS ONE (1) TO TWENTY-FOUR (24) BOTH INCLUSIVE IN BLOCK THREE (3), IN SCHRADERS SUBDIVISION OF THE SOUTH HALF (1/2) OF THE NORTH WEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 34, ALSO OF THE SOUTH HALF (1/2) OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 34, AND OF THE EAST ONE-THIRD (1/3) OF THE NORTH HALF (1/2) OF NORTH HALF (1/2) OF NORTH WEST QUARTER (1/4) OF SOUTH WEST QUARTER (1/4) OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.

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: 20 | 18 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

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

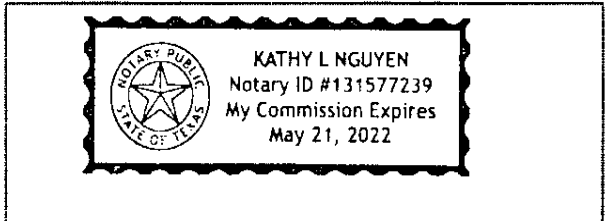
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Agent Lucas Fancher

On this date of: 18th | Feb | 2022

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: 2 | 18 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

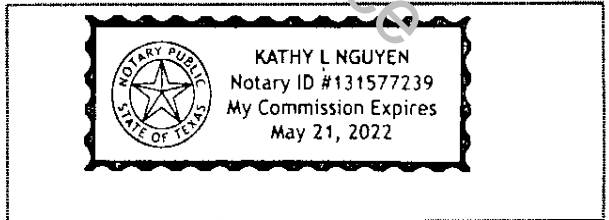
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Agent Lucas Fancher

On this date of: 18th | Feb | 2022

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)**)