

# UNOFFICIAL COPY

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## TRUSTEE'S DEED ~~JOINT TENANCY~~

Doc#: 2209728079 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2022 10:00 AM Pg: 1 of 3

Dec ID 20220301646720  
ST/CO Stamp 0-952-148-880 ST Tax \$700.50 CO Tax \$350.25

This indenture made this 9<sup>th</sup> day of March, 2022, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor 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 December 1982, and known as Trust Number 3984, party of the first part, and

~~Mathew L. Chirayil and Luke M. Chirayil, not as tenants in common, but as joint tenants with rights of survivorship,~~ parties of the second part,

Reserved for Recorder's Office

whose address is:  
1916 Ivy Way  
Glenview, IL 60026

\*CHIRAYIL BUILDINGS LLC

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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

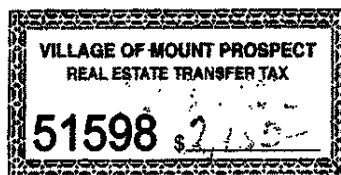
Property Address: 1705A W. Dennis Dr., Mt. Prospect, IL 60056

Permanent Tax Number: 08-22-204-019-0000

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.



REAL ESTATE TRANSFER TAX		06-Apr-2022
COUNTY:		350.25
ILLINOIS:		700.50
TOTAL:		1,050.75

08-22-204-019-0000 | 20220301646720 | 0-952-148-880

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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



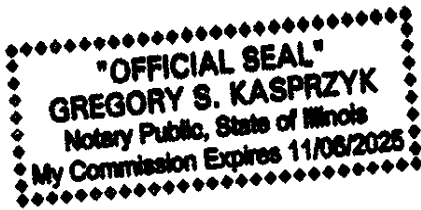
By:   
Emily A. Ralph – Assistant Vice President

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 9<sup>th</sup> day of March, 2022.



  
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:

NAME Mathew Chirayil

ADDRESS 1916 IVY WAY

CITY, STATE Glenview, IL 60026

SEND SUBSEQUENT TAX BILLS TO:

NAME Mathew Chirayil

ADDRESS 1916 Ivy Way

CITY, STATE Glenview, IL 60026

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## LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THE EAST 48.71 FEET, AS MEASURED ALONG THE NORTH AND SOUTH LINES THEREOF, OF A TRACT OF LAND BEING THAT PART OF LOT 1 IN LAUREL ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE DUE EAST (BEING AN ASSUMED BEARING FOR THIS LEGAL DESCRIPTION) ALONG THE SOUTH LINE OF SAID LOT 1, 564.07 FEET; THENCE DUE NORTH, 377.15 FEET TO A POINT FOR A PLACE OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; THENCE DUE NORTH, 52.75 FEET; THENCE DUE EAST, 97.42 FEET; THENCE DUE SOUTH, 52.75 FEET; THENCE DUE WEST, 97.42 FEET TO THE PLACE OF BEGINNING, ALSO

### PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, COVENANTS AND RESTRICTIONS DATED AUGUST 12, 1976 AND RECORDED AUGUST 13, 1976 AS DOCUMENT 23597577 AND AS CREATED BY TRUSTEE'S DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 4, 1976 AND KNOWN AS TRUST NUMBER 51245 TO BARBARA SHERMAN AND RECORDED JULY 26, 1977 AS DOCUMENT NUMBER 24028780 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.