

# UNOFFICIAL COPY

Doc#: 2213706252 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/17/2022 12:13 PM Pg: 1 of 4

Dec ID 20220501604579

22-12240

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this **25th** day of **April, 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 **11th** day of **January, 2022**, and known as Trust Number **8002387946**, party of the first part, and **Nelson Lovera**, party of the second part.

whose address is:  
7216 W. Conrad  
Niles, IL 60714

**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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Permanent Tax Number: 09-24-213-046-0000**

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 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 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.



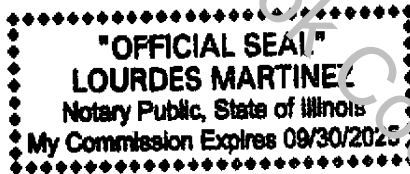
**CHICAGO TITLE LAND TRUST COMPANY,**  
as trustee as aforesaid

By: *Patricia L. Martinez*  
Patricia L. Martinez  
Assistant Vice President

State of Illinois )  
                                  ) SS  
County of Cook )

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 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 Assistant Vice President 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 April, 2022.



*Lourdes Martinez*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
7216 W. Conrad  
Niles, IL 60714

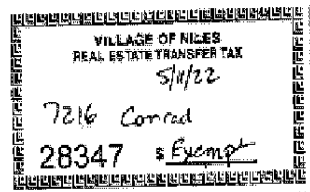
This instrument was prepared by:  
Patricia L. Martinez  
CHICAGO TITLE LAND TRUST COMPANY  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Novas Title Company, LLC  
1801 S Meyers Rd.  
ADDRESS Suite 220  
Oakbrook Terrace, IL 60181  
CITY, STATE \_\_\_\_\_

SEND TAX BILLS TO:

NAME Nelson Lovera  
ADDRESS 7216 W Conrad  
CITY, STATE Niles, IL 60714



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## EXHIBIT "A"

### LEGAL DESCRIPTION

LOT 4 IN NILES TERRACE SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/4 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 3, 1957, AS DOCUMENT NO. 1731061 IN COOK COUNTY, ILLINOIS

Property of 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: 04 | 29 | 2022

SIGNATURE: *Grace Cruz*  
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:

MARIA A PEREZ

By the said (Name of Grantor): GRACE CRUZ

On this date of: 04 | 29 | 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: 04 | 29 | 2022

SIGNATURE: *Grace Cruz*  
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:

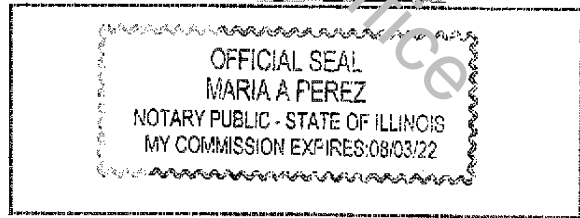
MARIA A PEREZ

By the said (Name of Grantee): GRACE CRUZ

On this date of: 04 | 29 | 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)**)