

108460-743234

UNOFFICIAL COPY

TRUSTEE'S DEED JOINT TENANCY

Doc#: 2216021137 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/09/2022 09:41 AM Pg: 1 of 4

Dec ID 20220601639253

City Stamp 0-514-854-992

This indenture made this 27th day of September, 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 5th day of July, 2000, and known as Trust Number 1108584, party of the first part, and

Cheryle McGowan AND Gregory McGowen, 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:
308 E. 18th Street
Chicago, IL. 60616

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 AS "EXHIBIT A" AND MADE A PART HEREOF:


Property Address: 308 E. 18th Street, Chicago, IL. 60616

Permanent Tax Number: 17-22-304-047-0000

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	08-Jun-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

17-22-304-047-0000 | 20220601639253 | 0-514-854-992

* Total does not include any applicable penalty or interest due

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: *Bridget Thometz*
Bridget Thometz - 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 27th day of September, 2021.



Carrie M. Barth
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 _____

ADDRESS _____

CITY, STATE _____

SEND SUBSEQUENT TAX BILLS TO:

NAME _____

ADDRESS _____

CITY, STATE _____

UNOFFICIAL COPY

EXHIBIT "A"

LOT 13 IN PRAIRIE DISTRICT TOWNHOMES RESUBDIVISION PHASE ONE A, OF THAT PART OF LOT 1 IN DENBILL'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 22, TOWNSHIP 93 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 2002 AS DOCUMENT NUMBER 0020060188, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 1, 131.46 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 45 SECONDS WEST, 13.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 04 MINUTES 06 SECONDS EAST, 54.50 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 14 SECONDS EAST, 20.91 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 06 SECONDS WEST, 33.31 FEET; THENCE SOUTH 45 DEGREES 06 MINUTES 45 SECONDS EAST, 2.87 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 06 SECONDS WEST, 19.17 FEET; THENCE SOUTH 89 DEGREES, 58 MINUTES 14 SECONDS WEST, 22.94 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

County of Cook County Clerk's Office

UNOFFICIAL COPY

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: 5 | 9 | 2022

SIGNATURE: *John S. [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:

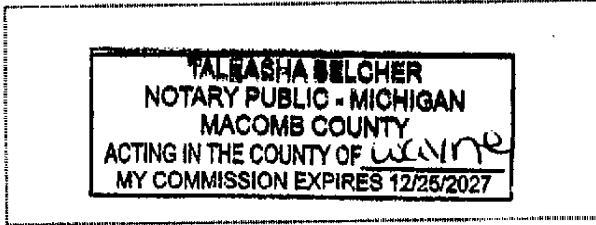
Talesha Belcher

By the said (Name of Grantor): Gregory McGowan

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 9 | 2022

NOTARY SIGNATURE: *Talesha Belcher*



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: 5 | 9 | 2022

SIGNATURE: *John S. [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:

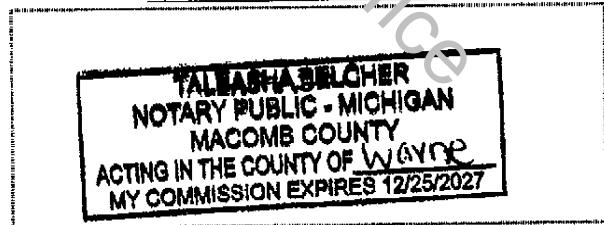
Talesha Belcher

By the said (Name of Grantee): Gregory McGowan

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 9 | 2022

NOTARY SIGNATURE: *Talesha Belcher*



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)**