

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 3rd day of June, 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 24th day of July, 2018 and known as Trust Number 8002378619, party of the first part, and

Doc#. 2218606409 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/05/2022 02:52 PM Pg: 1 of 4

Dec ID 20220601651745
ST/CO Stamp 0-522-246-224
City Stamp 0-736-581-712

105 WALDEN STREET LLC, AN ILLINOIS LIMITED LIABILITY COMPANY party of the second part,

Reserved for Recorder's Office

whose address is :
2948 W. Diversey Avenue
Chicago, IL 60647

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 LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 10500 S. Walden Parkway, Chicago, IL 60643

Permanent Tax Number: 25-18-206-029-0000; 25-18-206-028-0000; 25-18-206-060-0000 and 25-18-206-061-0000

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 behoove 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.

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH E SECTION 5 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH E SECTION 2 OF THE COOK COUNTY TRANSFER TAX ORDINANCE AND THE CITY OF CHICAGO 2011 2016
Date 6/29/2022
Buyer, Seller or Representative

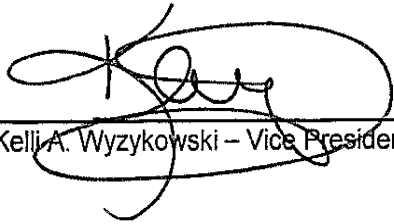
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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: 
Kelli A. Wyzykowski - 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 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 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 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 13th day of June, 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: Joseph D. Palmisano
ADDRESS: PALMISANO & MOLTZ
19 South LaSalle Street
CITY STATE ZIP: Suite 900
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

NAME: 105 WALDEN street LLC
1948 W. DIVERSEY Avenue
ADDRESS: Chicago, IL.
CITY STATE ZIP: 60647

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EXHIBIT "A"

PINS: 25-18-206-028-0000 25-18-206-029-0000
25-18-206-060-0000 25-18-206-061-0000


Address: 10500 S. Walden Parkway, Chicago, Illinois 60643

PARCEL 1:



LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN WILLIAM BAKER'S SUBDIVISION OF LOTS 21, 22, 23, 24 AND 25 IN BLOCK 1 LOTS 10, 11 AND 12 IN BLOCK 2 AND BLOCK 3 IN WASHINGTON PARK BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD (WITH THE EXCEPTION OF THE NORTHEAST CORNER THEREOF) ALSO THE EAST OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOTS 3 AND 4 IN BLOCK 3 IN WILLIAM BAKER'S SUBDIVISION OF LOTS 21, 22, 23, 24 AND 25 IN BLOCK 1 LOTS 10, 11 AND 12 IN BLOCK 2 AND BLOCK 3 IN WASHINGTON PARK BEING CHARLES HOPKINSON'S SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF WASHINGTON HEIGHTS BRANCH RAILROAD (WITH THE EXCEPTION OF THE NORTHEAST CORNER THEREOF) ALSO THE EAST OF THE SOUTH EAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 18, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		29-Jun-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-18-206-061-0000 | 20220601651745 | 0-736-581-712
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		29-Jun-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

25-18-206-061-0000 | 20220601651745 | 0-522-246-224

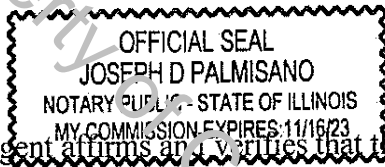
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: June 29, 2022

Subscribed and sworn to before me June 29, 2022.

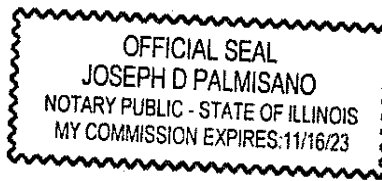


Joseph D Palmisano
Notary Public

The grantee or his agent affirms and verifies that the grantee shown on the deed or assignment of beneficial interest 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 title to real estate under the laws of the State of Illinois.

Dated: June 29, 2022

Subscribed and sworn to before me June 29, 2022.



Joseph D Palmisano
Notary Public

NOTE: 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