

UNOFFICIAL COPY

Doc#: 2225718058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2022 08:12 AM Pg: 1 of 4

Dec ID 20220901636969
ST/CO Stamp 0-311-330-384
City Stamp 1-420-838-480

FIRST AMERICAN TITLE
FILE # AF1024021

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TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 30th day of August, 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 25th day of July, 2017, and known as Trust Number 8002375387, party of the first part, and Lakeview RE Holding 7 LLC party of the second part.

whose address is:
1140 S. Wabash Ave., Apt. 1703
Chicago, IL 60605

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: 20-35-108-026-0000

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 30th day of August, 2022.



[Signature]
NOTARY PUBLIC

PROPERTY ADDRESS:
8044-46 S. Drexel Avenue
Chicago, IL 60619

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 Lakewood RE Holding LLC
ADDRESS 1140 S. Wabash, Apt 1703
CITY, STATE Chicago, IL 60605

Exempt under provisions of
Paragraph E, Section 31-45,
Property Tax Code.
8-31-22
Date *[Signature]*
Buyer, Seller or Representative

SEND TAX BILLS TO: ↑
NAME Same as above
ADDRESS _____
CITY, STATE _____

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EXHIBIT "A"

LEGAL DESCRIPTION

LOT 114 AND THE SOUTH 13 FEET OF LOT 115 IN E.B. SHOGREN AND COMPANY'S AVALON HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-35-108-026-0000

COMMONLY KNOWN AS: 8044-46 S. DREXEL AVENUE, CHICAGO, IL 60619

Property Of Cook County Clerk's Office



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First American

First American Title Insurance Company
277 S Diehl Road
Warrenville, IL 60555

STATEMENT BY GRANTOR AND GRANTEE

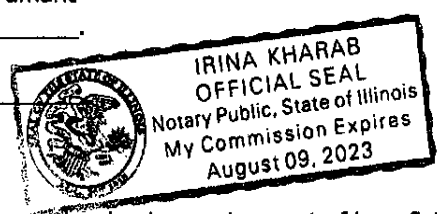
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 5/10/2021

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said person affiant
this 10th day of May, 2021

Notary Public [Handwritten Signature]



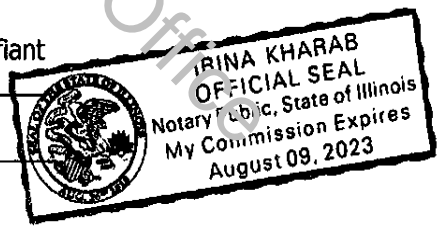
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 5/10/2021

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said person affiant
this 10th day of May, 2021

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)