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22259550120

Doc# 2225955012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2022 09:58 AM PG: 1 OF 3

TRUSTEE'S DEED

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** hereby duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 6th day of February, 2008 and known as Trust No. BEV-2694, party of the first part, for and in consideration of Ten and No/100ths Dollars \$10.00), and ther good and valuable considerations in hand paid, conveys and quit claims to Excalibur Construction, Inc. parties of the second part whose address is (Address of Grantee) 10649 W. 163rd Place, Orland Park, IL 60467 the following described real estate situated in the County of Cook In the State of Illinois; to wit:

Lot 44 in Estates of Lynwood Phase Two, being a Subdivision of part of the Southeast $\frac{1}{4}$ of Section 7, Township 35 North, Range 15, East of the Third Principal Meridian, according to the Plat thereof recorded September 26, 2005 as Document Number 0526919114, in Cook County, Illinois.

Property Address: 3100 Juniper Ct. Lynwood, IL 60411

2012-8551/21
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. TO HAVE AND TO HOLD the same unto said parties of the second part.

Permanent Index No.: 33-07-421-010-0000

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.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its **Vice President** and attested by its **Trust Administrator**, this 17th day of August, 2022.

THE CHICAGO TRUST COMPANY
as Trustee aforesaid, and not personally.

BY: Thomas Buker
Thomas Buker, Vice President and Trust Officer

ATTEST: Deborah M. Derkacy
Deborah M. Derkacy, Trust Administrator

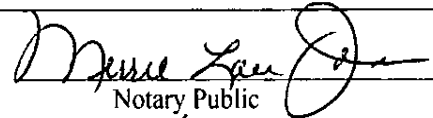
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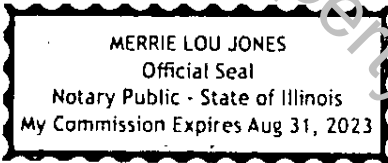
STATE OF ILLINOIS)
COUNTY OF Cook)SS,



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Thomas Buker, **Vice President** and Deborah M. Derkacy Trust Administrator of THE CHICAGO TRUST COMPANY, N.A.. Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, **Vice President** and Trust Administrator respectively, appeared before me this day in person acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said **Vice President** then and there acknowledged and that said **V.P.-Trust Officer** as custodian of the corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said instrument as said Trust Administrator own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth. Given under my hand and notarial seal this

17th day of August, 2022


Notary Public

My Commission Expires: 8/31/2023



REAL ESTATE TRANSFER TAX		13-Sep-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
33-07-421-010-0000		20220801618885 0-031-475-280

ADDRESS OF PROPERTY

3100 Juniper Ct. Lynwood, IL 60411

(The above address is for information only and is not part of this deed.)

Exempt under provision of Paragraph 1
Section 31-45 of the Real Estate Transfer
Tax Law (35 ILCS 200/31-45).

This instrument was prepared by:
The Chicago Trust Company, N.A.
Deborah M. Derkacy, Trust Administrator
10258 S. Western Avenue
Chicago, IL 60643

Mail subsequent tax bills to:
American Portfolio
2401 S. Plum Grove Rd
Ste 202
Palatine, IL
60067

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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 ILLINOIS.

Dated 8-23-22

SIGNATURE [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 23 (th) day of Aug, 2022

Notary Public [Signature]



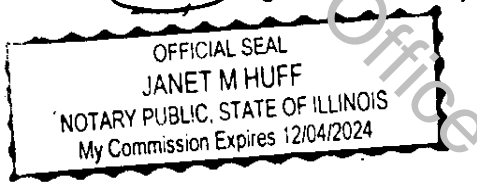
THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , 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: 8-23-22

SIGNATURE [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 23 (th) day of Aug, 2022

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.