

# UNOFFICIAL COPY

Doc#. 2230647081 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/02/2022 11:50 AM Pg: 1 of 5

Dec ID 20221001674420  
ST/CO Stamp 1-516-718-416 ST Tax \$2,800.00 CO Tax \$1,400.00

CAI 22065264 1061

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 28<sup>th</sup> day of OCTOBER, 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 19<sup>th</sup> day of APRIL, 2021 and known as Trust Number 8002385845, party of the first part, and 7520 W. 159<sup>th</sup> Street, LLC, an Illinois limited liability company

whose address is:  
4333 S. Pulaski Road  
Chicago, IL 60632

party of the second part.

**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:

**AS TO AN UNDIVIDED 68.29% INTEREST IN ATTACHED LEGAL DESCRIPTION**

Permanent Tax Number: 24-31-202-011-0000; 24-31-201-013-0000  
Property Address: 6401 West 127<sup>th</sup> Street, Palos Heights, IL

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 Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as successor trustee as Aforesaid

By: Nancy A. Carlin  
Trust Officer

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 Trust Officer 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 Trust Officer 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 Trust Officer 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 18<sup>th</sup> day of **OCTOBER, 2022.**



Natalie Foster  
NOTARY PUBLIC

PROPERTY ADDRESS:  
6401 WEST 127<sup>TH</sup> STREET  
PALOS HEIGHTS, IL

This instrument was prepared by: Nancy A. Carlin  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street – Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME David H. Sachs  
ADDRESS 500 W. Madison, #3700, OR BOX NO. \_\_\_\_\_  
CITY, STATE Chicago, IL 60661

SEND TAX BILLS TO: \_\_\_\_\_

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## PARCEL 1 LEGAL DESCRIPTION (FORMER DOMINICK'S STORE)

PART OF THE NORTH 671.53 FEET OF THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WAPINSKI-ALLARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 86220681, BEING ALSO AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 671.53 FEET AND THE WEST RIGHT-OF-WAY OF RIDGELAND AVENUE AS DEDICATED PER DOCUMENT 25139522; THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 671.53 FEET, A DISTANCE OF 399.52 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 53 SECONDS WEST THROUGH A PARTY WALL, A DISTANCE OF 221.42 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 07 SECONDS WEST, A DISTANCE OF 32.09 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 53 SECONDS WEST, A DISTANCE OF 400.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 127<sup>TH</sup> STREET AS DEDICATED PER SAID DOCUMENT 25139522; THENCE NORTH 88 DEGREES 05 MINUTES 46 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 244.79 FEET TO THE WEST LINE OF THE PARCEL DESCRIBED IN QUIT CLAIM DEED RECORDED AS DOCUMENT 96068639 ; THENCE ALONG THE WEST AND SOUTH LINES OF SAID PARCEL FOR THE FOLLOWING 4 COURSES: 1) THENCE SOUTH 02 DEGREES 12 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH AND 233.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; 2) THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST ALONG A LINE PARALLEL WITH AND 150.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 20.00 FEET; 3) THENCE SOUTH 02 DEGREES 12 MINUTES 01 SECONDS EAST ALONG A LINE PARALLEL WITH AND 253.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 50.00 FEET; 4) THENCE NORTH 88 DEGREES 05 MINUTES 46 SECONDS EAST ALONG A LINE PARALLEL WITH AND 200.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 203.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID RIDGELAND AVENUE; THENCE SOUTH 02 DEGREES 12 MINUTES 01 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 471.54 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COOK COUNTY CLERK'S OFFICE

11/11/2024

Cook County Clerk's Office

# UNOFFICIAL COPY

## PLAT ACT AFFIDAVIT

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

James F. Pappas, manager of 6401 W. 127TH STREET LLC, an Illinois limited liability company, being duly sworn on oath, states that the affiant resides at 17W729 Roosevelt Rd, Oakbrook Terrace, IL 60181. The attached Deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

**CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.**

Affiant further states that the undersigned makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[SIGNATURE PAGE TO FOLLOW]

[signature page to Plat Act Affidavit]

# UNOFFICIAL COPY

Dated: Oct. 31, 2022

**SELLER:**

**6401 W. 127<sup>TH</sup> STREET LLC,**  
an Illinois limited liability company

By: \_\_\_\_\_  
James F. Pappas Manager



Subscribed and sworn to before me  
this 11<sup>th</sup> day of October, 2022

Janiece L. Kelly  
Notary Public



Property of Cook County Clerk's Office