



Doc# 2231122012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/07/2022 11:31 AM PG: 1 OF 4

This indenture made this 1st day of November, 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 21st day of March, 2017 and known as Trust Number 8002374050, party of the first part, and

Veronica Fentress, a single person party of the second part,

Reserved for Recorder's Office

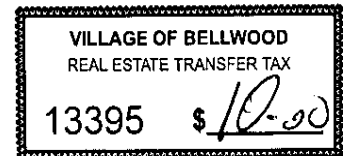
whose address is : 4003 Congress St Bellwood, IL 60104

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:

Lot Numbered 163 in William Zelosky's Harrison Street "L" Station Subdivision, being a subdivision of the Southwest Quarter of the Northwest Quarter of Section 16, Township 39 North, Range 12 East, of the Third Principal Meridian, according to plat thereof recorded June 29, 1926 as Instrument No. 9323895 in Cook County, Illinois.

Property Address: 4003 Congress Street, Bellwood Illinois 60104

Permanent Tax Number: 15-16-121-029-0000



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 under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

11/1/22 Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX



07-Nov-2022

COUNTY: 0.00 ILLINOIS: 0.00 TOTAL: 0.00

15-16-121-029-0000

20221101684440 | 1-228-138-832

UNOFFICIAL COPY

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 K. Holtry
Patricia K. Holtry 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 1st day of November, 2022.



Angela McClain
NOTARY PUBLIC

This instrument was prepared by:
Patricia K. Holtry
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street Suite 100C
Oak Park IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME: Veronica Fentress

ADDRESS: 4003 Congress St

CITY STATE ZIP: Bellwood IL 60104

SEND SUBSEQUENT TAX BILLS TO:

NAME: Veronica Fentress

ADDRESS: 4003 Congress St

CITY STATE ZIP: Bellwood IL 60104

UNOFFICIAL COPY

ALTA LOAN AND EXTENDED COVERAGE OWNERS POLICY STATEMENT

Commitment No. _____

Loan No. _____

The undersigned hereby certifies with respect to the land described in the above commitment it has been advised by the Beneficiaries of said Trust

1. That, to the best knowledge and belief of the undersigned, no contracts for the furnishing of any labor or material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; that there are no unrecorded contracts to purchase the land; and that there are no unrecorded leases to which the land is subject, except as listed below, and that if any leases are listed below, they contain no options to purchase, right of renewal, or other unusual provisions, except as noted below. (If no leases or contracts, state "none".)

NONE

(Use back page hereof if necessary)

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses except as to any personal liability of the undersigned; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that his certification is made for the purpose of better enabling the holder or holders, from time to time of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledgees thereof against any defenses thereto, except as to any personal liability of the undersigned by the mortgagor or the mortgagor's heirs, personal representatives or assigns.

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Date: _____

Seller or Owner

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(Seal)

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Purchaser _____ (Seal)
_____ (Seal)

This Agreement is signed by **Chicago Title Land Trust Company** not individually but solely as Trustee under a certain Trust Agreement known as Trust No. 8002374050 said Trust Agreement is hereby made a part hereof and any claims against said Trustee which may result from the signing of this Agreement shall be payable only out of any trust property which may be held thereunder, and said Trustee shall not be personally liable for the performance of any of the terms and conditions of this agreement or for the validity or condition of the title of said property or for any agreement with respect thereto. Any and all personal liability of **Chicago Title Land Trust Company** is hereby expressly waived by the parties hereto and their respective successors and assigns.

This statement is based solely upon information and belief, upon information furnished by the beneficiary or beneficiaries of the aforesaid trust. The undersigned has no personal knowledge of any of the facts or statements herein contained.

The above statements are made by **Chicago Title Land Trust Company** not personally but as Trustee under the trust agreement known as Trust No. 8002374050 on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

By: Patricia K. Holt
Assistant Vice President
I/We certify that no survey was furnished to me/us and none is available.



The above statements are made by **Chicago Title Land Trust Company** not personally but as Trustee under the trust agreement known as Trust No. _____ on the above date by virtue of the written authority and direction of the beneficiaries under the trust.

By: _____ (Seal)
Assistant Vice President

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____ and, to the best knowledge and belief of the undersigned, the proceeds are not to be used to finance the making of future improvements or repairs on the land. You are hereby authorized to date down the above commitment to cover the date of said disbursement.

Dated _____

Signature _____

UNOFFICIAL COPY

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 11/1/22

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR,
dated 11/1/22



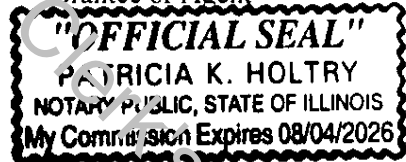
Notary Public [Handwritten Signature]

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 title to real estate under the laws of the State of Illinois.

Dated 11/1/22

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said GRANTEE,
dated 11/1/22



Notary Public [Handwritten Signature]

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.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.