

UNOFFICIAL COPY



2301245077D

TRUSTEE'S DEED

Doc# 2301245077 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/12/2023 03:46 PM PG: 1 OF 3

This indenture made this 22nd day of December, 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 29th day of October, 2004 and known as Trust Number 1113732, party of the first part, and

Twiga Group, LLC, an Illinois limited liability company, party of the second part,

Reserved for Recorder's Office

whose address is:
340 E. North Water St., Unit 2109
Chicago, IL 60611

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 MADE A PART HEREOF

Property Address: 7301-7315 S. East End Ave., Chicago, IL 60649

Permanent Tax Number(s): 20-25-124-001-0000; 20-25-124-002-0000

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.

REAL ESTATE TRANSFER TAX		04-Jan-2023
	CHICAGO:	37,500.00
	CTA:	15,000.00
	TOTAL:	52,500.00 *
20-25-124-001-0000 20221201623561 1-303-626-576		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		04-Jan-2023
	COUNTY:	2,500.00
	ILLINOIS:	5,000.00
	TOTAL:	7,500.00
20-25-124-001-0000 20221201623561 1-893-016-400		


22GST143081PK
Mm 1a 0

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

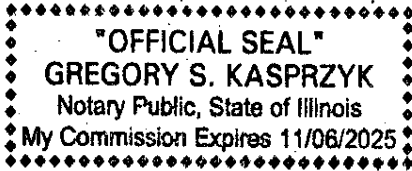
By: 
Emily A. Ralph – Assistant Vice President


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 22nd day of December, 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: Cambi L. Cann
ADDRESS: 22 W WASHINGTON ST
Ste 1500
CITY STATE ZIP: Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:

NAME: TWIGA GROUP LLC
ADDRESS: 340 E NORTH WATER ST
UNIT 210A
CITY STATE ZIP: Chicago IL 60611

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

THE NORTH 60 FEET OF THE SOUTH 160 FEET OF THE NORTH 193 FEET OF THE WEST 140 FEET (EXCEPT STREETS) OF LOT 9 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 100 FEET OF THE NORTH 193 FEET OF THE WEST 140 FEET (EXCEPT STREETS) OF LOT 9 IN CONRAD SEIPP'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office