

TRUSTEE'S DEED

UNOFFICIAL COPY

Doc#. 2304741044 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/16/2023 11:48 AM Pg: 1 of 3

Dec ID 20230201652392
ST/CO Stamp 0-700-763-984 ST Tax \$135.00 CO Tax \$67.50
City Stamp 0-285-921-104 City Tax: \$1,417.50

This indenture made this 3rd day of January, 2023 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 6th day of April, 1983 and known as Trust Number 1083368, party of the first part, and

LYNN R. FRANCO
party of the second part,

Reserved for Recorder's Office

whose address is:
1345 E. 85th Street
Chicago, IL 60619

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 INCORPORATED HEREIN


Property Address: 1345 East 85th Street, Chicago, IL 60619



Permanent Tax Number 20-35-426-029-0000

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.

REAL ESTATE TRANSFER TAX		15-Feb-2023
	CHICAGO:	1,012.50
	CTA:	405.00
	TOTAL:	1,417.50
20-35-426-029-0000 20230201652392 0-285-921-104		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-Feb-2023
	COUNTY:	67.50
	ILLINOIS:	135.00
	TOTAL:	202.50
20-35-426-029-0000 20230201652392 0-700-763-984		

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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: *Iris Ravelo*
Iris Ravelo - 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 23rd day of January, 2023.



Laurel D. Thorpe
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: Lynn R Franco
ADDRESS: 1345 East 85th St
CITY STATE ZIP: Chicago, IL 60619

SEND SUBSEQUENT TAX BILLS TO:

NAME: Lynn R. Franco
ADDRESS: 1345 East 85th St.
CITY STATE ZIP: Chicago, IL 60619

ALTA COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

UNOFFICIAL COPY

ISSUED BY
STEWART TITLE GUARANTY COMPANY

Exhibit A - Legal Description

Lot 13 in J.E. Merrion's Marynock Addition, being a Resubdivision of part of the West 1/2 of the Southeast 1/4 and part of the East 1/2 of the Southwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

Property of Cook County Clerk's Office