

UNOFFICIAL COPY

TRUSTEE'S DEED



This indenture made this **19th** day of **JANUARY, 2023**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **successor land 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 **14th of June, 2002**, and known as Trust Number **10-2395** party of the first part, **TCCR Partners, LLC** WHOSE ADDRESS IS **4256 N. Central Avenue, Chicago, IL 60634** party of the second part.

Doc# 2305529010 Fee \$64.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/24/2023 11:14 AM PG: 1 OF 5

Reserved for Recorder's Office

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 ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: SEE ATTACHED

PERMANENT TAX NUMBER(S): SEE ATTACHED

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.

Mail To
Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

FR 6720303

1/1

REAL ESTATE TRANSFER TAX		14-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-17-430-033-0000 20230201652841 0-513-904-46		
Total does not include any applicable penalty or interest due		

REAL ESTATE TRANSFER TAX		14-Feb-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-17-430-033-0000 20230201652841 1-587-446-288		

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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 Trustee as Aforesaid


By: 
Gregory Kasprzyk Trust Officer

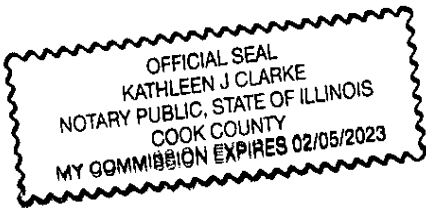
State of Illinois
County of Cook

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 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 Trust Officer 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 **19th** day of **January, 2023**.


NOTARY PUBLIC



This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET, SUITE #2750
CHICAGO, ILLINOIS 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS Freedom Title Corporation
2000 W ATT Center Dr., Ste C205
Hoffman Estates, IL 60192

CITY, STATE, ZIP-CODE _____

OR BOX NO. _____

MAIL TAX BILLS TO:

NAME TCCR Partners, LLC

ADDRESS 4256 N Central Avenue

CITY, STATE, ZIP-CODE Chicago IL 60634

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Trust No. 102395

PARCEL 1

PINs: 13-17-430-033-0000, 13-17-430-034-0000, 13-17-430-035-0000, 13-17-430-036-0000

LOTS 53, 54, 55 and 56 IN THOMAS A. CATINO AND SON'S FIRST ADDITION TO PORTAGE PARK GARDEN SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

PIN: 13-17-430-042-0000, 13-17-430-044-0000, 13-17-430-045-0000

LOTS 59 THROUGH 72 IN THOMAS A. CATINO AND SON'S FIRST ADDITION TO PORTAGE PARK GARDEN SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTH 30 ACRES OF THE SOUTH 60 ACRES OF IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3

PINs: 13-16-308-003-0000, 13-16-308-004-0000, 13-16-308-005-0000, 13-16-308-006-0000

LOTS 298 THROUGH 301 IN GARDNER'S PORTAGE PARK ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF LOT 7 AND PART OF THE NORTH 1/2 OF LOT 8 IN SCHOOL TRUSTEE'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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13-17-430-033-0000 - 4218 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-034-0000 - 4216 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-035-0000 - 4212 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-036-0000 - 4210 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-042-0000 - 4254 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-044-0000 - 4234 N CENTRAL AVE., CHICAGO, IL 60634
13-17-430-045-0000 - 4250 N CENTRAL AVE., CHICAGO, IL 60634
13-16-308-003-0000 - 4253 N CENTRAL AVE., CHICAGO, IL 60634
13-16-308-004-0000 - 4251 N CENTRAL AVE., CHICAGO, IL 60634
13-16-308-005-0000 - 4247 N CENTRAL AVE., CHICAGO, IL 60634
13-16-308-006-0000 - 4245 N CENTRAL AVE., CHICAGO, IL 60634

Property of Cook County Clerk's Office

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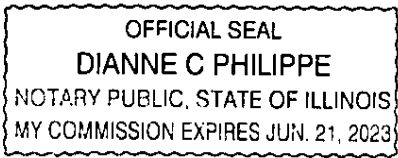
STATEMENT BY GRANTOR AND GRANTEE

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 of Illinois.

Dated February 21, 2023

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 21 day of Feb, 2023
Notary Public [Handwritten Signature]

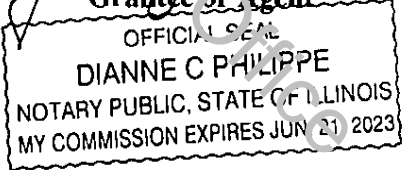


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date February 21, 2023

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 21 day of Feb, 2023
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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)