

TRUSTEE'S DEED

UNOFFICIAL COPY

① 67766162 . 6237982
This indenture made this 2nd day of July 2020, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 November, 2015 and known as Trust Number **8002369682** party of the first part, and **MICHAEL P. CALLAHAN**, whose address is: **4126 South Grove Avenue, Stickney, Illinois 60402**, party of the second part.



Doc# 2310249021 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/12/2023 11:40 AM PG: 1 OF 4

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:

RESERVED FOR RECORDER'S OFFICE

Lot 11 in Block 8 in Oak Park Avenue Subdivision, being a subdivision of the following Blocks and parts of Blocks in B. F. Shotwell's Subdivision of the East half of the Northwest quarter of Section 6, Township 38 North, Range 13, East of the Third Principal Meridian, to wit: Block 1 (except the Northeast quarter thereof), Blocks 2, 4, 5 and 6 (except the Northwest quarter and except the South 156 feet of the East 152 feet thereof), Block 7 (except the North half and except the North 30 feet of that part of the South half lying East of the East line of the alley), Blocks 8, 9 and North 249.13 feet to the West half of Block 10 and all Block 11 in Cook County, Illinois.

Permanent Tax Number: 19-06-116-029-0000

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 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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 *Margaret J. Drmull*
Assistant Vice President

61799431
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108
Record 1st

REAL ESTATE TRANSFER TAX

03-Apr-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-06-116-029-0000

|20230301680958 | 1-895-684-304

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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 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 Assistant Vice President 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 2nd day of July, 2020.

Seleine Sandoval
NOTARY PUBLIC

PROPERTY ADDRESS:
4126 South Grove Avenue
Stickney, Illinois 60402



This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 165
Oak Park, IL 60301

~~AFTER RECORDING, PLEASE MAIL TO:~~

NAME Michael Callahan

ADDRESS 4126 GROVE AVE

CITY, STATE Stickney IL 60402

SEND TAX BILLS TO:

NAME Michael Callahan

ADDRESS 4126 GROVE AVE

CITY, STATE Stickney IL 60402

VILLAGE • STICKNEY
TRANSACTION EXEMPT • NO
ESTATE TRANSFER • ACCORDING TO
PARAGRAPH 1
DATED THIS 20th FEBRUARY 2022

VILLAGE CLERK
[Signature]
LECTOR

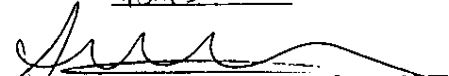
UNOFFICIAL COPY

MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

EXEMPT under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: 1/3/23


Buyer, Seller or Representative



J37573237

1632 12/28/2020 81799431/1

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 11 | 2022

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

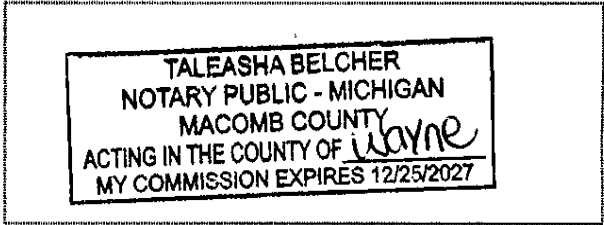
Taleasha Belcher

By the said (Name of Grantor): Michael P. Callahan

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 11 | 2022

NOTARY SIGNATURE: *Taleasha Belcher*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 4 | 11 | 2022

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

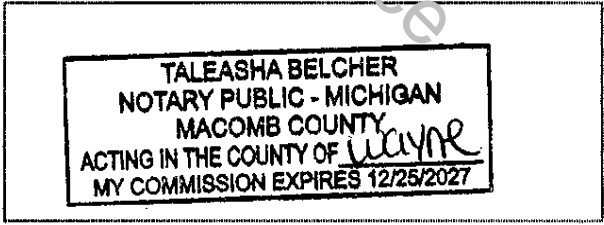
Taleasha Belcher

By the said (Name of Grantee): Michael P. Callahan

AFFIX NOTARY STAMP BELOW

On this date of: 4 | 11 | 2022

NOTARY SIGNATURE: *Taleasha Belcher*



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)