

# UNOFFICIAL COPY

Chicago Title  
TRUSTEE'S DEED

2385872001 Lt A

This indenture made this 13<sup>th</sup> day of April, 2023, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **Successor 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 9<sup>th</sup> day of March, 1999 and known as Trust Number 98-1602, party of the first part, and

**2840-42 N Whipple, LLC**, party of the second part,

whose address is:  
2858 W. Diversey Ave., Ste. 2  
Chicago, IL 60647

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 2840-42 N. Whipple St., Chicago, IL 60618

Permanent Tax Number(s): 13-25-131-023-0000

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.



Doc# 2311813267 Fee \$88.00

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

KAREN A. YARBROUGH


COOK COUNTY CLERK

DATE: 04/28/2023 02:44 PM PG: 1 OF 3

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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:   
Emily A. Ralph – Assistant Vice President




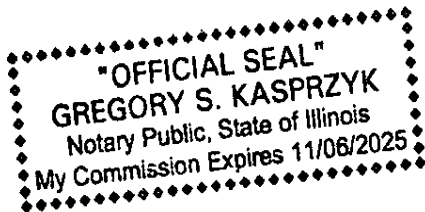
State of Illinois  
County of Cook

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 13<sup>th</sup> day of April, 2023.

  
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:

SEND SUBSEQUENT TAX BILLS TO:



NAME: 2840-42 N. Whipple, LLC  
ADDRESS: 2858 W. Diversey Ave Ste 2  
CITY STATE ZIP: Chicago, IL 60647

NAME: 2840-42 N. Whipple, LLC  
ADDRESS: 2858 W. Diversey Ave Ste 2  
CITY STATE ZIP: Chicago, IL 60647

REAL ESTATE TRANSFER TAX		26-Apr-2023
	CHICAGO:	17,250.00
	CTA:	6,900.00
	<b>TOTAL:</b>	<b>24,150.00 *</b>

13-25-131-023-0000 | 20230401697167 | 1-255-791-824

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		26-Apr-2023
	COUNTY:	1,150.00
	ILLINOIS:	2,300.00
	<b>TOTAL:</b>	<b>3,450.00</b>

13-25-131-023-0000 | 20230401697167 | 1-056-324-816

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## LEGAL DESCRIPTION

LOTS 2 AND 3 IN BLOCK 3 IN STORY ALLEN'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY  
CLERK  
RECORDING DIVISION

Property of Cook County Clerk's Office