

TRUSTEE'S DEED

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Doc# 2316055037 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/09/2023 03:11 PM PG: 1 OF 5

This indenture made this 19th day of May, 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 20th day of October, 1973 and known as Trust Number A400 of the first part, and

VILLAGE ENCLAVE, L.L.C.,

Reserved for Recorder's Office

party of the second part,

whose address is:

21660 North Field Parkway, SUITE 118
Deer Park, IL 60010

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 DUPAGE County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN

Property Address: 206 W. Higgins Rd., South Barrington, IL 60010

Permanent Tax Number: 01-34-300-003-0000

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.

22GSA305051UP
Mtm 1011

REAL ESTATE TRANSFER TAX

08-Jun-2023



COUNTY:	550.00
ILLINOIS:	1,100.00
TOTAL:	1,650.00

01-34-300-003-0000

|20230601637351 | 0-495-057-616

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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 Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: 
Maura Mannix – Vice President



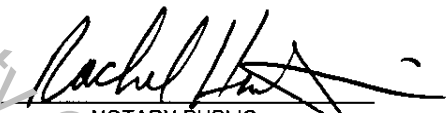
State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named 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 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 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 19th day of May, 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:

NICOLE ARNOLD
BUCKLEY FINE
201 S. GROVE, 4TH FL
BARRINGTON, IL 60010

SEND SUBSEQUENT TAX BILLS TO:

VILLAGE ENCLAVE, LLC
21660 W. FIELD PARKWAY
SUITE 118
DEER PARK, IL 60010

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EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, AFORESAID 416.0 FEET EAST OF THE NORTHWEST CORNER THEREOF THENCE EAST ALONG SAID NORTH LINE 242.74 FEET THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 1122.0 FEET TO THE CENTER OF HIGGINS ROAD, THENCE NORTH WESTERLY ALONG THE CENTER OF SAID HIGGINS ROAD 259.5 FEET; THENCE NORTH PARALLEL TO THE SAID WEST LINE OF SAID SECTION 1031.3 FEET TO THE PLACE OF BEGINNING (EXCEPT THAT PART THEREOF FALLING IN HIGGINS ROAD AND EXCEPT THAT PART CONVEYED TO THE COUNTY OF COOK BY DOCUMENT 12066121 RECORDED OCTOBER 11, 1937) IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS

Escrow No.: 22GSA305051LP

COUNTY OF COOK

Chicago Title Land Trust Company, as Successor Trustee to First Arlington National Bank, as Trustee under Land Trust Agreement dated October 20, 1973, and known as Trust No. A400, being duly sworn on oath, states that _____ resides at 206 W. Higgins Rd., South Barrington, IL 60010. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;

- OR -

the conveyance falls in one (1) of the following exemptions as shown by Amended Act which became effective July 17, 1959.

2. The division or subdivision of the land into parcels or tracts of five (5) acres or more in size which does not involve any streets or easements of access.
3. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does involve any new streets or easement of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcel or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easement of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

Affiant further states that _____ makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

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PLAT ACT AFFIDAVIT

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Chicago Title Land Trust Company, as Successor Trustee to First Arlington National Bank, as Trustee under Land Trust Agreement dated October 20, 1973, and known as Trust No. A400

BY: [Signature]

STATE OF Illinois

COUNTY OF Cook

Subscribed and sworn to before me this 2 of June 2023

[Signature]
Notary Public

