

Doc#. 2318133071 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2023 09:40 AM Pg: 1 of 3

Dec ID 20230601658841

City Stamp 1-809-387-216

Reserved for Recorder's Office

This indenture made this **8th** day of **June, 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 **21st** day of **March, 1972** and known as Trust Number **4298**, party of the first part, and

**WEIL FAMILY TRUST, DATED JUNE 8, 2023**  
party of the second part,

whose address is :  
**6715 N. Talman Ave.**  
**Chicago, IL 60645**

**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:

**Lot 15 in Block 8 in Ashwood Third Addition to Rogers Park a subdivision of the North fractional 1/2 of the North West fractional 1/2 of the South East 1/4 of Section 36 Township 41 North Range 13 East of the Third Principal Meridian.**

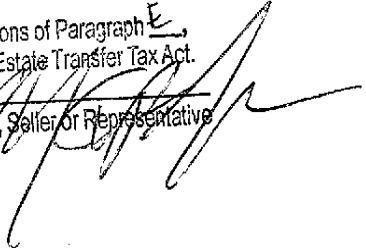
Property Address: **6715 N. Talman Ave., Chicago, IL 60645**

Permanent Tax Number: **10-36-403-015-0000**

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

Exempt under provisions of Paragraph E,  
Section 31-45, Real Estate Transfer Tax Act.  
6/20/23  
Date Buyer, Seller or Representative 

**UNOFFICIAL COPY**

IN WITNESS WHEREOF, said party on the first part has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its Asst. Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: [Signature]  
Martha Lopez - Asst. 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 Asst. 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 Asst. 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 **13th** day of **June**, 2023.

[Signature]  
NOTARY PUBLIC



This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
Martha Lopez, AVP/TLO  
15255 South 94<sup>th</sup> Ave.  
Suite 604  
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

NAME: Margolis Weldon LLC

ADDRESS: 350 S. Northwest Hwy #350

CITY STATE ZIP: Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:

NAME: Aaron + Goldie Weil

ADDRESS: 6715 N. Talman Ave

CITY STATE ZIP: Chicago, IL 60645

**REAL ESTATE TRANSFER TAX**

28-Jun-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

10-36-403-015-0000 | 20230601658841 | 1-809-387-216

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

# UNOFFICIAL COPY

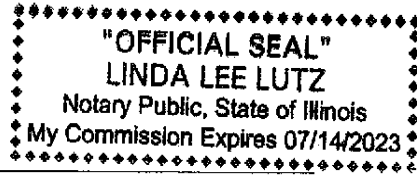
## STATEMENT BY GRANTOR AND GRANTEE

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 June 13, 2023 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said grantee  
dated June 13, 2023

Notary Public Linda Lee Lutz

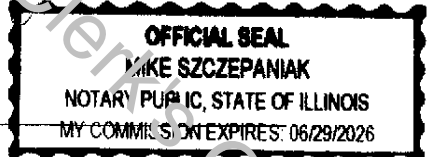


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 6/20/2023 Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent for grantee  
dated 6/20/2023

Notary Public Mike Dopyzanski



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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**