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Doc# 2320622016 Fee \$88.00

TRUSTEE'S DEED

Reserved for Recorder's Office

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/25/2023 11:37 AM PG: 1 OF 6

This indenture made this 10th day of January, 2023, between **CHICAGO TITLE LAND TRUST COMPANY**, as 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 18th day of May, 2017, and known as Trust Number 8002374800, party of the first part, and

Crystal L. Wright Thornton and Allen C. Thornton, as Joint Tenancy

whose address is:

**8755 S. Dante
Chicago, IL 60619**

party of the second part.

REAL ESTATE TRANSFER TAX		25-Jul-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-02-206-022-0000		20230101635095 1-575-547-344

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 and made a part hereof

Tax Statements Mail To:
Crystal L. Wright Thornton and Allen C. Thornton, III,
8755 S. Dante Ave., Chicago IL 60619

Property Address: 8755 S. Dante Ave., Chicago, IL 60619

Permanent Tax Number: 25-02-206-022-0000

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

82353190 Rec 1/24
When Recorded Return To:
Indecomm Global Services
1427 Energy Park Drive
St. Paul, MN 55108

REAL ESTATE TRANSFER TAX		25-Jul-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

25-02-206-022-0000 | 20230101635095 | 1-773-515-216

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

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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

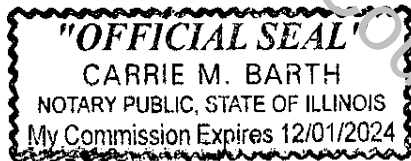
By: *Laurel D. Thorpe*
Assistant Vice President

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 10th day of January, 2023.

Carrie M. Barth
NOTARY PUBLIC



PROPERTY ADDRESS:
8755 S. Dante Avenue
Chicago, IL 60619

This instrument was prepared by:
Laurel D. Thorpe
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle St., Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME _____

ADDRESS _____ OR BOX NO. _____

CITY, STATE _____

SEND TAX BILLS TO: _____

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Affix Illinois Transfer Tax Stamp

OR

"Exempt under provision of paragraph E, Section 4"

Section 31-45; Real Estate Transfer Tax Act

2.10.23

Date

Cynthia Wright Shante

Buyer, Seller, or Representative

Property of Cook County Clerk's Office

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Lot 22 in Block 8 in Second Addition to Calumet Gateway, a subdivision in part of the North East quarter of Section 2, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office



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1632 2/17/2023 82353190/1

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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 **GRANTOR** 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: 2 | 14 | 2023

SIGNATURE: *Marcus Stenlund*
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: By the said (Name of Grantor): Laurel D. Thorpe

On this date of: 2 | 14 | 2023

NOTARY SIGNATURE: *Phyllis Edwards*
Phyllis Edwards

Phyllis Edwards

AFFIX NOTARY STAMP BELOW

Phyllis Edwards
Notary Public - State of Michigan
County of Oakland
My Commission Expires December 28, 2027
Acting in the County of Wayne

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: 2 | 10 | 2023

SIGNATURE: *Crystal Wright Thornton*
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: By

the said (Name of Grantee) Crystal Wright Thornton

On this date of: 02 | 10 | 2023

NOTARY SIGNATURE: *Eric Howell*

Eric Howell

AFFIX NOTARY STAMP BELOW

ERIC A HOWELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Sep 30, 2024

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)**)

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AFFIDAVIT – PLAT ACT

RECORDER OF COOK COUNTY

STATE OF Illinois)
)
) ss

COUNTY OF Cook)

Crystal Wright Thornton, being duly sworn on oath, states that he/she resides at **78755 S Dante Ave, Chicago, IL 60619-7117**, which is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① The sale or exchange is of an entire tract of land not being a part of a larger tract of land
2. The division or subdivision of the land is into parcels or tracts of five acres or more of size, which does not involve any new streets, or easements of access.
3. The division is of lots or blocks of less than one acre in any recorded subdivision, which does not involve any new streets or easements of access.
4. The sale or exchange of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is 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. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configurations of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

CIRCLE THE NUMBER OF ALL APPLICABLE STATEMENTS ABOVE.

Affiant further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Crystal Wright Thornton

 Crystal Wright Thornton

SUBSCRIBED AND SWORN to before me this 10 day of February, 2023

[Signature]

 Notary Public
 My commission expires: 9/30/2024

