

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 24th day of October, 2022 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, 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 11th day of May, 2020 and known as Trust Number 8002383319 party of the first part, and

Doc#. 2322340278 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/11/2023 03:13 PM Pg: 1 of 6

Dec ID 20230801694564

City Stamp 1-865-857-488

ALAN A. CLEMENTS

party of the second part

Reserved for Recorder's Office

whose address is :  
7753 S Saginaw Ave  
Chicago, IL 60649

12701366-8439412

**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: 7753 S SAGINAW AVENUE, CHICAGO, IL 60649

Permanent Tax Number: 21-30-323-013-0000

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.

When Recorded Return To:  
Indecomm Global Services  
1427 Energy Park Drive  
St. Paul, MN 55108  
88349504 Rec 1st

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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

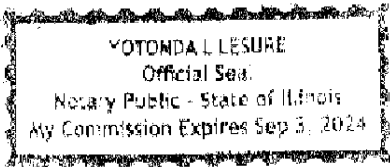
By: *Rachel Hultsing*  
Rachel Hultsing - Assistant Vice President

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 24 day of October, 2022.



*Yotonda L. Lesure*  
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 AND SEND SUBSEQUENT TAX BILLS TO:~~

ALAN A CLEMENTS  
7753 S SAGINAW AVE  
CHICAGO, IL 60649

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## EXHIBIT "A" LEGAL DESCRIPTION

THE NORTH 30 FEET OF THE SOUTH 80 FEET OF LOT 61  
IN DIVISION NO. 2 IN WESTFALL'S SUBDIVISION OF 208  
ACRES, BEING THE EAST HALF OF THE SOUTHWEST  
QUARTER AND THE SOUTHEAST FRACTIONAL  
QUARTER OF SECTION 30, TOWNSHIP 38 NORTH,  
RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Exempt under provisions of paragraph E, Section 31-45,  
Real Estate Transfer Tax Act.

10/24/2022 *Atanda L. Brown*  
Date Buyer, Seller or Representative




\*U08234126\*  
1632 2/2/2023 82349504/1

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**MUNICIPAL TRANSFER STAMP**  
(If Required)

**COUNTY/ILLINOIS TRANSFER STAMP**  
(If Required)

REAL ESTATE TRANSFER TAX		09-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

21-30-323-013-0000 | 20230801694564 | 1-865-857-488

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

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

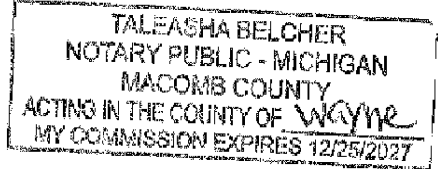
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 23, 2023. Signature: Starr Watson  
Grantee or Agent

Signature: Starr Watson  
Grantee or Agent

Subscribed and sworn to before me by the said, Taleasha Belcher this 23 day of January, 2023.

Notary Public: Taleasha Belcher



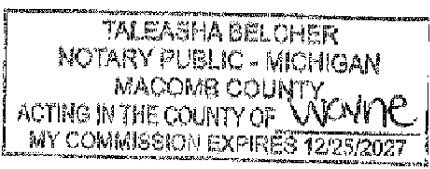
The GRANTEE or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 23, 2023. Signature: Starr Watson  
Grantee or Agent

Signature: Starr Watson  
Grantee or Agent

Subscribed and sworn to before me by the said, Taleasha Belcher this 23 day of January, 2023.

Notary Public: Taleasha Belcher



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

# UNOFFICIAL COPY

## AFFIDAVIT – PLAT ACT

RECORDER OF Cook COUNTY

STATE OF ILLINOIS)

SS

COUNTY OF Cook)

Alan A. Clements, being duly sworn on oath, states that he/she resides at 7753 S Saginaw Ave, Chicago, IL 60649 that the attached deed 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.

*Alan Clements*

Alan A. Clements

SUBSCRIBED AND SWORN to before me this 20 day of January, 20 23

*Dominique Young*  
Notary Public  
My commission expires: 02/11/2025

