

# UNOFFICIAL COPY



Doc# 2323549096 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2023 11:49 AM PG: 1 OF 2

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 26<sup>th</sup> day of JULY, 2023 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 3<sup>RD</sup> day of NOVEMBER, 2020 and known as Trust Number 8002384703, party of the first part, and 7256 S. VERNON LLC, AN ILLINOIS LLC whose address is: 6963 N. SHERIDAN ROAD - UNIT 1S CHICAGO, IL 60626

Chicago Title

party of the second part.

23 CSA 795177-10 1/3 ✓

**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 12 IN BLOCK 2 IN LEE BROTHERS' ADDITION TO PARK MANOR, A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 20-27-208-033-0000

Property Address: 7254 SOUTH VERNON AVENUE, CHICAGO, IL 60619

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.

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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 successor trustee as Aforesaid

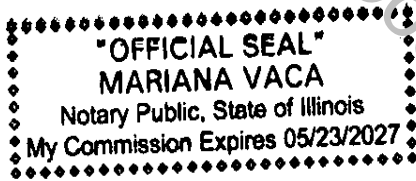
By: Nancy A Carlin  
Trust Officer

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 Trust Officer 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 Trust Officer appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act and as the free and voluntary act of the Company; and the said Trust Officer then and there caused the corporate seal of said Company to be affixed to said instrument as her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 26<sup>th</sup> day of **JULY, 2023.**



Mariana Vaca  
NOTARY PUBLIC

PROPERTY ADDRESS:  
**7254 SOUTH VERNON AVENUE**  
**CHICAGO, IL 60619**

This instrument was prepared by: Nancy A Carlin  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street – Suite 2160  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Kevin Greer  
ADDRESS 205 N. Michigan OR BOX NO. \_\_\_\_\_  
Suite 810  
CITY, STATE Chicago IL 60609

SEND TAX BILLS TO: SAME

| REAL ESTATE TRANSFER TAX                            |  | 02-Aug-2023       |
|---|--|-------------------|
| COUNTY:   |  | 367.50            |
| ILLINOIS:   |  | 735.00            |
| <b>TOTAL:</b>                                       |  | <b>1,102.50</b>   |
| 20-27-208-033-0000   20220601633659   0-662-792-656 |  |                   |
| REAL ESTATE TRANSFER TAX                            |  | 02-Aug-2023       |
| CHICAGO:  |  | 5,512.50          |
| CTA:  |  | 2,205.00          |
| <b>TOTAL:</b>                                       |  | <b>7,717.50 *</b> |
| 20-27-208-033-0000   20220601633659   1-199-663-568 |  |                   |

Total does not include any applicable penalty or interest due.