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TRUSTEE'S DEED IN TRUST

Doc#: 2323506124 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/23/2023 12:03 PM Pg: 1 of 3

Dec ID 20230801602003
ST/CO Stamp 2-023-187-920 ST Tax \$355.00 CO Tax \$177.50
City Stamp 0-236-086-736 City Tax: \$3,727.50

This indenture made this 14th day of August, 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 15th day of December, 1994, and known as Trust Number **4065**, party of the first part, and

The Ishrat B. Abubakar Living Trust,
dated June 25, 2021
party of the second part

whose address is:
1963 Wilmot Rd
Bannockburn IL 60015

Reserved for Recorder's Office

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:

The South Sixteen (16) feet of LOT EIGHT (8) ALL OF LOT NINE (9) in Block Two (2) in Crawford Devon Subdivision of Lot Seven (7) in the Assessor's division of lands in the Northeast Fractional Quarter (1/4) of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian.

Property Address: 4040 West Rosemont Avenue, Chicago Illinois 60646

Permanent Tax Number: 13-03-207-042-0000

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 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.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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LEGAL DESCRIPTION

Order No.: 23ST01237PK

For APN/Parcel ID(s): 13-03-207-042-0000

Lot 9 and the South 16 feet of Lot 8 in Block 2 in Crawford Devon Subdivision of Lot 7 in the Assessor's Division of Lands in the Northeast Fractional Quarter of Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office