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Doc# 2324129237 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 08/29/2023 03:58 PM Pg: 1 of 3

FIRST AMERICAN TITLE
FILE # AF1028931 1/1

Dec ID 20230801689392

ST/CO Stamp 0-153-703-888 ST Tax \$3,500.00 CO Tax \$1,750.00

City Stamp 1-306-744-272 City Tax: \$1,191.75

TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 21st day of August, 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 17th day October, 2011, and known as Trust Number 8002358116, party of the first part, and

MDS Properties, LLC, a Wyoming limited liability company

whose address is:

**326 Roswell Street, Suite 100
Marietta, GA 30060**

party of the second part.

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

Property Address: 3618 N. Greenview Avenue, Chicago, IL 60613

Permanent Tax Number: 14-20-120-022-0000

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.

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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 21st day of August, 2023.

Carrie M. Barth
NOTARY PUBLIC



PROPERTY ADDRESS:
3618 N. Greenvew Avenue
Chicago, IL 60613

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 BIP WEALTH LLC
ATTN: BASEBALL DIVISION - LORI BOYKIN
ADDRESS 2500 NORTHWINDS PARKWAY
BUILDING 111 SUITE 150
CITY, STATE ALPHARETTA GA 30009

SEND TAX BILLS TO: BIP WEALTH LLC
ATTN: BASEBALL DIVISION - LORI BOYKIN
2500 NORTHWIND PKWY Building 111 SUITE 150
ALPHARETTA GA 30009

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LEGAL DESCRIPTION

LOT 31 AND THE NORTH HALF OF LOT 30 IN BLOCK 2 IN SICKEL AND HUFFMEYER'S ADDITION TO LANE PARK, A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX IDENTIFICATION NO.: 14-20-120-022-0000

PROPERTY ADDRESS: 3618 NORTH GREENVIEW AVENUE, CHICAGO, IL 60613

Property of Cook County Clerk's Office