

# UNOFFICIAL COPY

Doc#: 2325113422 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/08/2023 01:47 PM Pg: 1 of 3

Dec ID 20230301664813  
ST/CO Stamp 1-484-879-312  
City Stamp 0-874-968-528

## TRUSTEE'S DEED

This indenture made this **25th** day of **April, 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 **26th** day of **May, 1998**, and known as Trust Number **10-1958**, party of the first part, and **KLR Holdings & Investments LLC**, an Illinois Limited Liability Company party of the second part.

whose address is:  
1332 S. Prairie  
Chicago, IL 60605

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:

LOT 24 IN BLOCK 2 IN RATHBONE AND CHIPMAN'S SUBDIVISION OF THAT PART OF THE NORTH 1/2 OF BLOCK 9 LYING SOUTH OF THE NORTH 312 FEET THEREOF IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 17-33-116-012-0000

*3333 S. Halsted, Chicago IL 60608*

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.

*FR 6720378 1/3*

REAL ESTATE TRANSFER TAX		05-Sep-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *
17-33-116-012-0000   20230301664813   0-874-968-528		

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

REAL ESTATE TRANSFER TAX		05-Sep-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
17-33-116-012-0000   20230301664813   1-484-879-312		

Freedom Title Corporation  
2000 W ATT Center Dr., Ste C205  
Hoffman Estates, IL 60192

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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.



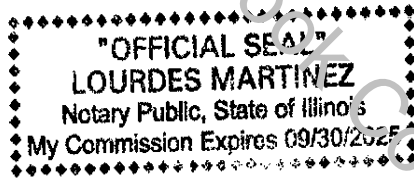
**CHICAGO TITLE LAND TRUST COMPANY,**  
as successor trustee as aforesaid

By: *Patricia L. Martinez*  
Patricia L. Martinez  
Assistant Vice President

State of Illinois )  
                                  ) SS  
County of Cook )

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 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 Assistant Vice President 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 18th day of May, 2023.



*Lourdes Martinez*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
3333 S. Halsted  
Chicago, IL 60608

This instrument was prepared by:  
Patricia L. Martinez  
CHICAGO TITLE LAND TRUST COMPANY  
10 South LaSalle Street  
Suite 2750  
Chicago, IL 60603

**AFTER RECORDING, PLEASE MAIL TO:**

NAME Donald A. Smith, Esq.

ADDRESS 241 Golf Mill Prof. Bldg., Suite 800

CITY, STATE Niles, IL 60714

**SEND TAX BILLS TO:**

NAME Mr. Theodore Y. Mark

ADDRESS 1332 S. Prairie

CITY, STATE Chicago, IL 60605

EXEMPT UNDER PROVISIONS OF PARAGRAPH 5  
SECTION 4, REAL ESTATE TRANSFER TAX ACT  
4/25/23 *[Signature]*  
DATE BUYER, SELLER, OR REPRESENTATIVE

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## STATEMENT BY GRANTOR AND GRANTEE

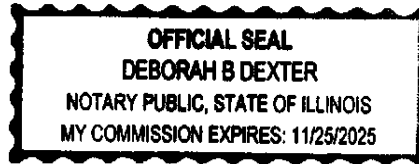
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 15, 2023

Signature:

[Signature]  
Grantor or agent

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2023.



[Signature]  
Notary Public

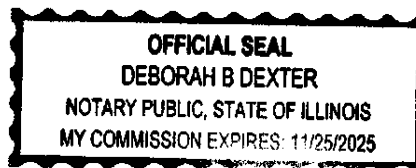
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated May 15, 2023

Signature:

[Signature]  
Grantee or agent

Subscribed and sworn to before me this 15<sup>th</sup> day of May, 2023.



[Signature]  
Notary Public