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TRUSTEE'S DEED IN TRUST



Doc# 2332022012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/16/2023 11:55 AM PG: 1 OF 6

This indenture made this 13th day of September, 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 23rd day of April, 1987, and known as Trust Number 2040-695, party of the first part, and

CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED NOVEMBER 22, 1991 AND KNOWN AS TRUST NUMBER 116769
party of the second part

Reserved for Recorder's Office

whose address is:
10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603

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 ATTACHED LEGAL DESCRIPTION

Permanent Tax Number: 32-25-300-012-0000

LAND TRUST DEPARTMENT I.T

Property Address: 10-12 SURREYBROOK, SAUK VILLAGE, IL 60411

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 99 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

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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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the day and year first above written.

CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid



By: *Rachel Huitsing*
Rachel Huitsing – Trust Officer / 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 13th day of September, 2023.



Natalie Foster
NOTARY PUBLIC

This instrument was prepared by:
Rachel Huitsing, Trust Officer
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:
Chicago Title Land Trust Company
10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603

SEND TAX BILLS TO:
CTLTC #116769
300 W RIDGE RD
GARY, IN 46408

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Parcel A:

That part of the Northwest quarter of the Southwest quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:
 Commencing at the point of intersection of the East line of the West 823.03 feet of the Northwest quarter aforesaid with the North line of the South 600.00 feet of the Northwest quarter of the Southwest quarter of said Section 25; thence North 89 degrees 11 minutes 30 seconds East on the last described line, a distance of 189.47 feet for the point of beginning of the hereinafter described parcel of land; thence South 01 degrees 00 minutes 07 seconds East a distance of 179.57 feet to a point; thence South 89 degrees 11 minutes 30 seconds West, a distance of 60.00 feet to a point; thence South 00 degrees 39 minutes 10 seconds East, a distance of 156.00 feet to a point; thence North 89 degrees 11 minutes 30 seconds East, a distance of 225.03 feet to a point; thence North 00 degrees 39 minutes 10 seconds West, a distance of 150.00 feet; thence South 89 degrees 11 minutes 30 seconds West, a distance of 63.00 feet to a point; thence North 01 degrees 00 minutes 07 seconds West, a distance of 185.57 feet to a point on the North line of the South 600.00 feet of the Northwest quarter of the Southwest quarter of said Section 25; thence South 89 degrees 11 minutes 30 seconds West on the beginning in Cook County, Illinois.

Parcel B:

That part of the Northwest quarter of the Southwest quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:
 Commencing at the point of intersection of the East line of the West 823.03 feet of the Northwest quarter aforesaid with the North line of the South 600.00 feet of the Northwest quarter of the Southwest quarter of said Section 25; thence North 89 degrees 11 minutes 30 seconds East on the last described line, a distance of 291.50 feet for the point of beginning of the hereinafter described parcel of land; thence continuing North 89 degrees 11 minutes 30 seconds East on said North line of the South 600.00 feet, a distance of 38.91 feet to a point; thence South 01 degrees 00 minutes 07 seconds East, a distance of 185.57 feet to a point; thence South 89 degrees 11 minutes 30 seconds West, a distance of 38.91 feet to a point; thence North 01 degrees 00 minutes 07 seconds West, a distance of 185.57 feet to point of beginning, in Cook County, Illinois.

Parcel G:

That part of the Northwest quarter of the Southwest quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian, bounded and described as follows:
 Commencing at the point of intersection of the East line of the West 823.03 feet of the Northwest quarter aforesaid with the North line of the South 600.00 feet of the Northwest quarter of the Southwest quarter of said Section 25; thence North 89 degrees 11 minutes 30 seconds East on the last described line, a distance of 189.47 feet for the point of beginning of the hereinafter described parcel of land; thence South 01 degrees 00 minutes 07 seconds East, a distance of 179.57 feet to a point; thence South 89 degrees 11 minutes 30 seconds West, a distance of 40.00 feet to a point; thence North 01 degrees 00 minutes 07 seconds West, a distance of 179.57 feet to point on the North line of the South 600.00 feet of the Northwest quarter of the Southwest quarter of said Section 25; thence North 89 degrees 11 minutes 30 seconds East on the last described line, a distance of 40.00 feet to the point of beginning in Cook County, Illinois.

Exempt under provisions of Paragraph E,
 Section 31-45, Real Estate Transfer Tax Act.
 9/13/23 *Rachel Hut*
 Date Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX

10-Nov-2023



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

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EASEMENT "A" (Ingress and Egress): That part of the West Half of the Southwest Quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian described as follows: Beginning at the Southeast corner of Lot 1 in Barger's Subdivision, being a Subdivision of part of the Southwest Quarter of the West Quarter of said Section 25, recorded June 25, 1959 as Document No. 17579685; thence S 78°30'09" W, along the South line of said Lot 1, 61.08 feet; thence N 00°42'10" W parallel with the East line of the West Half of the Southwest Quarter of said Section 25, 428.29 feet; thence N 89°37'48" E, 60.00 feet to the said East line; thence S 00°42'10" E along the said East line, 416.50 feet to the Point of beginning.

EASEMENT "B" (Ingress and Egress): That part of the Southwest Quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian described as follows: Beginning at a point on the North-South centerline of the Southwest Quarter of said Section 25, 416.50 feet North of the Southeast corner of Lot 1 in Barger's Subdivision, being a Subdivision of part of the Southwest Quarter of the West Quarter of said Section 25, recorded June 25, 1959 as Document No. 17579685; thence S 89°37'48" W, 376.45 feet; thence N 00°39'10" W, 60.00 feet; thence N 89°37'48" E, 506.00 feet to a point on a curve, concave to the West and having a radius of 307.32 feet, said curve being the West right-of-way line of Jeffrey Avenue; thence Southeasterly along said curve an arc length of 61.17 feet (with a chord bearing S 11°05'51" E); thence S 89°37'48" W, 140.62 feet to the Point of Beginning.

EASEMENT "C" (Ingress and Egress): Part of Lot 1 in Barger's Subdivision, being a Subdivision of part of the Southwest Quarter of the Southwest Quarter of said Section 25, recorded June 25, 1959 as Document No. 17579685; thence S 78°30'09" W along the said South line, 149.98 feet to the Point of Beginning; thence continuing S 78°30'09" W along said South line 25.45 feet; thence N 00°42'10" W, 99.11 feet to a point on the North line of said Lot 1 172.31 feet West of the Northeast corner of said Lot 1 as measured along said North line; Thence N 89°11'30" E along said North line 25.00 feet; thence S 00°42'10" E 94.39 feet to the Point of Beginning.

EASEMENT "D" (Ingress and Egress): That part of the North 1/2 of the Southwest Quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian described as follows: Commencing at the point of intersection of the East line of the West 823.03 feet of the Northwest Quarter of the Southwest Quarter of said Section 25 with the North line of the South 600.00 feet of the Northwest Quarter of the Southwest Quarter aforesaid; thence North 89°11'30" East on the last described line, a distance of 330.41 feet; thence S 01°00'07" E 45.00 feet to the Point of Beginning; thence N 89°11'30" E parallel with the said north line, 228.98 feet to a point on the West right-of-way line of Jeffrey Avenue; thence S 32°22'16" E along the West line of said Jeffrey Avenue, 35.21 feet; thence S 89°11'30" W parallel with the said North line, 247.31 feet; thence N 01°08'07" W, 30.00 feet to the Point of Beginning.

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EASEMENT "E" (Ingress and Egress): That part of the Southwest Quarter of Section 25, Township 35 North, Range 14 East of the Third Principal Meridian described as follows: Commenceing at a point on the North-South centerline of the Southwest Quarter of said Section 25, 416.50 feet North of the Southeast corner of Lot 1 in Barger's Subdivision, being a Subdivision of part of the Southwest Quarter of the West Quarter of said Section 25, recorded June 25, 1959 as Document No. 17579685; thence S 89°37'48" W, 145.87 feet to the Point of Beginning; thence S 00°39'10" E, parallel with the East line of the West 1158.03 feet of the Northwest Quarter of the Southwest Quarter of said Section 25, 151.06 feet, S 89°11'30" E, 26.14 feet to the said East line; thence N 00°39'10" W along said East line, 151.26 feet; thence N 89°37'48" E, 26.14 feet to the Point of beginning.

Property of Cook County Clerk's Office

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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 9/13/23 Signature: *Rachel Hunt*
Grantor or Agent

Subscribed and sworn to before me
by the said agent
dated 9/13/23

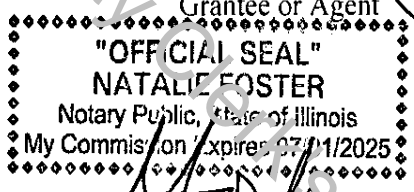


Notary Public _____

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 title to real estate under the laws of the State of Illinois.

Dated 9/13/23 Signature: *Rachel Hunt*
Grantee or Agent

Subscribed and sworn to before me
by the said agent
dated 9/13/23



Notary Public _____

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.