

# UNOFFICIAL COPY



## TRUSTEE'S DEED JOINT TENANCY

Doc# 2332122010 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/17/2023 10:07 AM PG: 1 OF 4

This indenture made this 8th day of November, 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 17th day of January, 2006 and known as Trust Number 8002345763, party of the first part, and

**Allan Zelechowski and Deborah Dahlen-Zelechowski** as **joint tenants with rights of survivorship, and not as tenants in common** parties of the second part

Reserved for Recorder's Office

whose address is:  
1504 W. George  
Chicago, IL 60657

**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 parties of the second part, **not as tenants in common, but as joint tenants**, the following described real estate, situated in **COOK** County, Illinois, to wit:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:**


Property Address: 5915 N. Milwaukee, Chicago, IL 60631



Permanent Tax Number: 13-05-306-035-0000

together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part forever, not in tenancy in common, but in joint tenancy.

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.

REAL ESTATE TRANSFER TAX		17-Nov-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

REAL ESTATE TRANSFER TAX		17-Nov-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
13-05-306-035-0000		20231101675842   0-383-266-768

13-05-306-035-0000 | 20231101675842 | 0-766-955-472

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

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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 these presents by its Assistant Vice President, the day and year first above written.

**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Mariana Vaca*

Mariana Vaca -Assistant Vice President

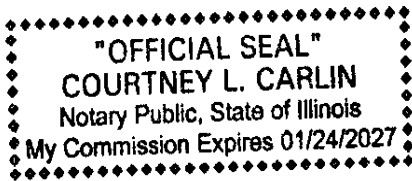


State of Illinois  
County of Cook

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 8th day of November, 2023.



*Courtney L. Carlin*  
NOTARY PUBLIC

This instrument was prepared by:  
Mariana Vaca  
CHICAGO TITLE LAND TRUST COMPANY  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME Leon Zelechowski, Ltd.

ADDRESS 111 W. Washington St.  
Suite 1110

CITY, STATE Chicago, IL

SEND SUBSEQUENT TAX BILLS TO:

NAME Alan and Deborah Zelechowski

ADDRESS 1504 W. George

CITY, STATE Chicago, IL

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## LEGAL DESCRIPTION

LOTS 14 AND 15 (EXCEPT THAT PART LYING BETWEEN THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE AND A LINE 21 FEET NORTHEASTERLY OF AND PARALLEL WITH THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE) IN BLOCK 2 IN JENNIE REEDS SUBDIVISION OF LOT 5 IN COUNTY CLERKS DIVISION OF THE NORTHEAST ¼ OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-05-306-035-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or its Agent affirms that, to the best of its knowledge, the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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.

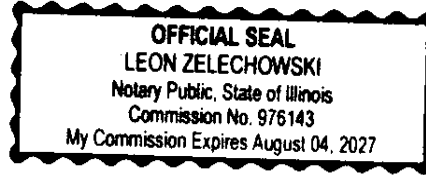
Dated: November 9, 2023.

Signature: *James Bohm*, Agent  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor this  
9 day of November, 2023.

Notary Public

*Leon Zelechowski*



The Grantees or their Agent affirm and verify that the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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.

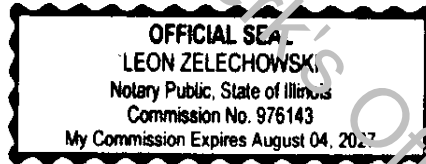
Dated: November 9, 2023.

Signature: *James Bohm*, Agent  
Grantees or Agent

Subscribed and sworn to before me  
by the said Grantees this  
9 day of November, 2023.

Notary Public

*Leon Zelechowski*



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