

# UNOFFICIAL COPY

Doc#. 2336333170 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/29/2023 10:59 AM Pg: 1 of 4

Dec ID 20231201602959  
ST/CO Stamp 0-487-114-800 ST Tax \$5,700.00 CO Tax \$2,850.00

Cc HI 2306113LD, Lk  
**TRUSTEE'S DEED**

Reserved for Recorder's Office

This indenture made this 19<sup>TH</sup> day of **DECEMBER, 2023** between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 19<sup>TH</sup> day of **APRIL, 2021** and known as Trust Number **8002385845**, party of the first part, and **ARCHER PULASKI I LLC**, an Illinois limited liability company and **ARCHER PULASKI III LLC**, an Illinois limited liability company

whose address is:  
4333 S. Pulaski  
Chicago, IL 60632

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:

**FOR LEGAL DESCRIPTION SEE ATTACHED RIDER**

**Permanent Tax Number: 24-31-201-011-0000 AND 24-31-201-013-0000**  
**Property Address: 6401 WEST 127<sup>TH</sup> STREET, PALOS HEIGHTS, IL 60463**

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 successor trustee as Aforesaid

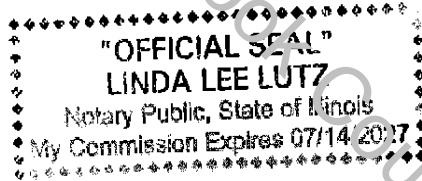
By: Nancy A Carlin  
Trust Officer

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 Trust Officer 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 Trust Officer 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 she said Trust Officer 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 19<sup>TH</sup> day of **DECEMBER, 2023**.



Linda Lee Lutz  
NOTARY PUBLIC

PROPERTY ADDRESS:  
6401 WEST 127<sup>TH</sup> STREET  
PALOS HEIGHTS, IL 60463

This instrument was prepared by: Nancy A Carlin  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street – Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME David H. Sachs / HMB Legal Counsel

ADDRESS 500 W. Madison #3700 OR BOX NO. \_\_\_\_\_

CITY, STATE Chicago, IL 60661

SEND TAX BILLS TO: \_\_\_\_\_

Archer Pulaski 7 LLC  
4333 S. Pulaski Road  
Chicago, IL 60632

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 28-Dec-2023

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		<b>COUNTY:</b>	2,850.00
		<b>ILLINOIS:</b>	5,700.00
		<b>TOTAL:</b>	8,550.00

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24-31-201-011-0000 | 20231201602959 | 0-487-114-800

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## LEGAL DESCRIPTION

Order No.: CCHI2306113LD

AN UNDIVIDED 68.29% INTEREST IN THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE NORTH 671.53 FEET OF THE EAST 900.00 FEET OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WAPINSKI-ALLARD SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 86220681, BEING ALSO AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTH 671.53 FEET AND THE WEST RIGHT-OF-WAY OF RIDGELAND AVENUE AS DEDICATED PER DOCUMENT NO. 25139522; THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID NORTH 671.53 FEET, A DISTANCE OF 399.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 50 MINUTES 53 SECONDS WEST THROUGH A PARTY WALL, A DISTANCE OF 221.42 FEET; THENCE SOUTH 88 DEGREES 09 MINUTES 07 SECONDS WEST, A DISTANCE OF 32.09 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 53 SECONDS WEST, A DISTANCE OF 400.08 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 127TH STREET AS DEDICATED PER SAID DOCUMENT NO. 25139522; THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 55.61 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED IN WARRANTY DEED RECORDED AS DOCUMENT NO. 1720557228; THENCE ALONG THE EAST, SOUTH AND WEST LINE OF SAID PARCEL FOR THE FOLLOWING 3 COURSES: 1) THENCE SOUTH 02 DEGREES 07 MINUTES 28 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 158.00 FEET; 2) THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST ALONG A LINE PARALLEL WITH AND 208.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 235.00 FEET; 3) THENCE NORTH 02 DEGREES 07 MINUTES 28 SECONDS WEST, A DISTANCE OF 158.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID 127TH STREET; THENCE SOUTH 88 DEGREES 05 MINUTES 46 SECONDS WEST, A DISTANCE OF 131.61 FEET TO THE EAST LINE OF THE VILLAS OF PALOS HEIGHTS SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 94015879 BEING ALSO A LINE PARALLEL WITH AND 900.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 02 DEGREES 12 MINUTES 01 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 621.54 FEET TO THE NORTH LINE OF SAID WAPINSKI-ALLARD SUBDIVISION; THENCE NORTH 88 DEGREES 05 MINUTES 46 SECONDS EAST, A DISTANCE OF 450.49 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS