

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 2401833335 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/18/2024 02:22 PM Pg: 1 of 4

Dec ID 20240101616055

This indenture made this 4th day of January, 2024 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 20th day of May, 2004 and known as Trust Number **18271** party of the first part, and

**Erik R. Nelson Sr.**, Trustee of The Erik R. Nelson Sr. Living Trust dated January 4, 2024

Reserved for Recorder's Office

party of the second part,

whose address is :  
12508 S. 83<sup>rd</sup> Ave  
Palos Park, IL 60464

**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

Property Address: 14944 Hale Dr., Orland Park, IL 60462

Permanent Tax Number: 27-09-308-012-0000

together with the tenements and appurtenances thereunto belonging.

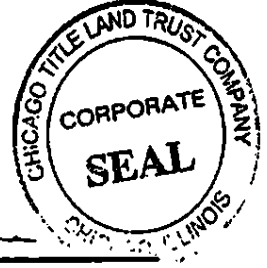
TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoove forever of said party of the second part.

**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 or 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 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 9th day of January, 2024



*Linda Lee Lutz*  
NOTARY PUBLIC

This instrument was prepared by:  
Mariana Vaca  
CHICAGO TITLE LAND TRUST COMPANY  
15255 South 94<sup>th</sup> Ave 5<sup>th</sup> Floor  
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

Aaron Basch  
Ladewig & Basch, P.C.  
5000 W. 127<sup>th</sup> St.  
Crestwood, IL 60418

SEND SUBSEQUENT TAX BILLS TO:

Erik R. Nelson Sr.  
12508 S. 83<sup>rd</sup> Ave.  
Palos Park, IL 60464

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## LEGAL DESCRIPTION

LOT 35 IN BLOCK 9 IN ORLAND HILLS GARDENS UNIT NUMBER 1, BEING SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 9, AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, AND PART OF THE NORTHEAST 3/4 OF THE NORTHEAST 1/4 OF SECTION 17, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE RECORDED NOVEMBER 7, 1957 AS DOCUMENT NUMBER 17059473, IN COOK COUNTY, ILLINOIS.

PIN: 27-09-308-012-0000

Exempt under provisions of paragraph E, Section 31-45,  
Real Estate Transfer Tax Act.

1/4/24  
Date

[Signature]  
Buyer, Seller or Representative

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 assignment of beneficial interest in land trust is either a natural person, and 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 January 9, 2024 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me this 9 day of January,  
2024.

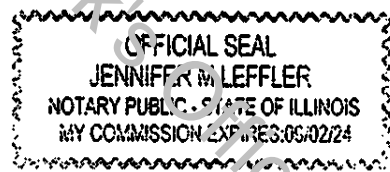


NOTARY PUBLIC Jennifer M. Leffler

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 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.

Date January 9, 2024 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me this 9 day of January,  
2024.



NOTARY PUBLIC Jennifer M. Leffler

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)