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24029340220

TRUSTEE'S DEED

770754 1/2

This indenture made this 4th day of December, 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 19th day of February, 1992, and known as **Trust Number 115165-07**, party of the first part, and

Doc# 2402934022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/29/2024 12:21 PM PG: 1 OF 5

722 N AUSTIN LLC, an Illinois limited liability company,

party of the second part,

Reserved for Recorder's Office

whose address is:

6901 N LINCOLN AVE, LINCOLNWOOD IL 60712

Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 722-726 N AUSTIN BLVD, OAK PARK IL 60302

Permanent Tax Number: 16-08-105-016-0000

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 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 Trustee as Aforesaid

By: 
Carrie M. Barth—Assistant Vice President

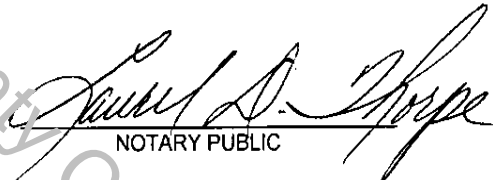
State of Illinois
County of Cook

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 4th day of December, 2023.




NOTARY PUBLIC

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

AFTER RECORDING, PLEASE MAIL TO:

ATTN: Charles Zivin
NAME: Wolf & Solovy LLP

ADDRESS: 40 Skokie Blvd #105

CITY STATE ZIP: Northbrook IL
60062

SEND SUBSEQUENT TAX BILLS TO:

NAME: 722 N. Austin LLC

ADDRESS: 6901 N. Lincoln Ave

CITY STATE ZIP: Lincolnwood IL 60712

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LEGAL DESCRIPTION

~~LOT 19 IN BLOCK 1 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST HALF (1/2) OF SECTION 7 AND THE NORTHWEST QUARTER (1/4) OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

See attached 

PIN: 16-08-105-016-0000

PROPERTY ADDRESS: 722-726 N AUSTIN BLVD, OAK PARK IL 60302



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File No: 770754

EXHIBIT "A"

LOT 19 IN BLOCK 1 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-08-105-016-0000(A)

Property of Cook County Clerk's Office

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

29-Jan-2024



COUNTY:	700.00
ILLINOIS:	1,400.00
TOTAL:	2,100.00

16-08-105-016-0000

| 20240101621743 |

| 0-073-542-704