

# UNOFFICIAL COPY



Doc# 2404015012 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2024 12:46 PM PG: 1 OF 5

## RELEASE OF SATISFACTION



## FLANAGAN | BILTON LLC

Nationwide Property Tax Law Firm

February 9, 2024

**Releasing  
Document No. 2321434043**

### Legal Description of Property

Property Address: 8831-45 West 159<sup>th</sup> Street, Orland Hills, IL 60487

Mailing Address: Schrank and Associates, PO Box 186, Orland Park, IL 60462

PIN: 27-22-201-015-0000

The holder acknowledges the receipt of Ten Thousand Sixty Two Dollars and 62/100 cents (\$10,062.62) check numbers 000253 and 000306. The payments fully satisfy any lien on the owing party.

Signed: *M.G.*  
Michael G. Flanagan  
Attorney, Flanagan | Bilton LLC

Subscribed and sworn before this 9<sup>th</sup> day of  
February, 2024  
Carrie Mitchell



Mail to and prepared by Michael G. Flangan

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## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 30<sup>th</sup> day of May, 2018, between CHICAGO TITLE LAND TRUST COMPANY, AS SUCCESSOR TRUSTEE TO NORTH STAR TRUST COMPANY, SUCCESSOR TO FIRST COLONIAL BANK NORTHWEST OF NILES 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 2<sup>nd</sup> day of October, 1989, and known as Trust Number 975, party of the first part, and

**G & B Investments Rental Properties LLC**, an Illinois limited liability company

whose address is:

255 N. Dee Road  
Park Ridge, Illinois 60068

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:

See Legal Description attached and made a part hereof

**Property Address:** 8831-45 W. 159<sup>th</sup> Street, Orland Hills, Illinois 60462

**Permanent Tax Number:** 27-22-201-015-0000

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 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 Trustee as Aforesaid

By: *Laurel D. Thorpe*  
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 30<sup>th</sup> day of May, 2018.

*Rachel Huitsing*  
NOTARY PUBLIC



PROPERTY ADDRESS:  
8831-45 W. 159<sup>th</sup> Street  
Orland Hills, Illinois 60462

This instrument was prepared by:  
Laurel D. Thorpe  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle St., Suite 2750  
Suite 2750  
Chicago, IL 60601-3294

AFTER RECORDING, PLEASE MAIL TO:

NAME Rebecca Michalele  
ADDRESS 801 Skeler Blvd Ste 100 OR BOX NO. \_\_\_\_\_  
CITY, STATE Northbrook IL 60062  
SEND TAX BILLS TO: Jennie Giambastiani  
255 N. Dee Rd.  
Park Ridge, IL 60068

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## LEGAL DESCRIPTION

That part of the Northeast 1/4 of Section 22, Township 36 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at the intersection of the South Line of 159th Street as dedicated by document number 10909315 with the East line of the West 580.00 feet of the East 1/2 of the Northeast 1/4 of said Section 22; thence South of the last described line a distance of 300.36 feet to a point on a line parallel with the North line of said Northeast 1/4; thence East on the last described line a distance of 225.00 feet to a point on a line 805.00 feet East of and parallel with the West line of the East 1/2 of the Northeast 1/4; thence North on the last described line a distance of 300.00 feet to a point on the South line of 159th street as described; thence West on the last described line a distance of 225.00 feet to the point of the beginning, in Cook County, Illinois.

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 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 6/1, 2018

Signature: Rebecca K. Michael  
Grantor or Agent

Subscribed and Sworn to before me by the said [Signature] this 1 day of June, 2018.  
[Signature]  
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.

Date 6/1, 2018

Signature: Rebecca K. Michael  
Grantee or Agent

Subscribed and Sworn to before me by the said [Signature] this 1 day of June, 2018.  
[Signature]  
Notary Public



**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.)