

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 2405241122 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/21/2024 12:24 PM Pg: 1 of 5

Dec ID 20240201632988  
ST/CO Stamp 1-852-490-288

This indenture made this **9th** day of **NOVEMBER, 2023**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as **successor land 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 of June, 1995**, and known as Trust Number **11129**

party of the first part, and **FBI INVESTMENTS LLC** WHOSE ADDRESS IS **1815 S. Main IL 60148** Fidelity National Title party of the se

**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:** 1847 South Central Avenue, Cicero, IL 60650

**PERMANENT TAX NUMBER(S):** 16-21-302-021-0000


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.

1/4

CH23019826

T O W N C L E R K O F C O O K C O U N T Y I L L I N O I S	Town of Cicero	Address: 1847 S CENTRAL AVE	Real Estate Transfer Tax
		Date: 01/25/2024 Stamp #: 2024-10208 By: dramirez	\$50.00 Payment Type: Credit Compliance #: 2023-28573BJL

FIDELITY NATIONAL TITLE

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E SECTION 31-45 PROPERTY TAX CODE

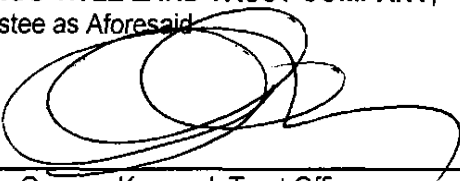
Att Walker 2-14-23

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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:   
Gregory Kasprzyk Trust Officer

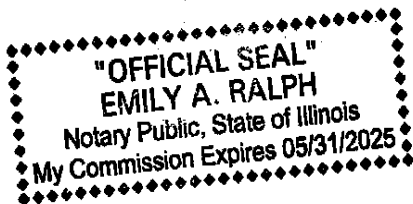
State of Illinois  
County of Cook

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 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 Trust Officer 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 **11th** day of **December, 2023**.

  
NOTARY PUBLIC



This instrument was prepared by: **GREGORY S. KASPRZYK**  
**CHICAGO TITLE LAND TRUST COMPANY**  
**10 SOUTH LASALLE STREET, SUITE #2750**  
**CHICAGO, ILLINOIS 60603**

AFTER RECORDING, PLEASE MAIL TO:

NAME FBI INVESTMENTS LLC

ADDRESS 1815 S MAIN ST

CITY, STATE, ZIP-CODE Lombard IL 60148

OR BOX NO. \_\_\_\_\_

MAIL TAX BILLS TO:

NAME FBI Investments LLC

ADDRESS 1815 S. MAIN ST.

CITY, STATE, ZIP-CODE Lombard IL 60148

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## EXHIBIT A

Order No.: CH23019826

For APN/Parcel ID(s): 16-21-302-021-0000

For Tax Map ID(s): 16-21-302-021-0000

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LOT 30 IN BLOCK 6 IN THE SUBDIVISION OF THE WEST PART OF BLOCKS 3 AND 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 13, 1915, AS DOCUMENT NO. 5561124, IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their knowledge, 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

    Cathy Walker      
Signature

    Crystal Walker      
Print Name

Subscribed and sworn to before me this 14 of Feb, 2024

    [Signature]      
Notary Public



The grantee or their 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 and hold title to real estate under the laws of the State of Illinois.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

    Cathy Walker      
Signature

    Crystal Walker      
Print Name

Subscribed and sworn to before me this 14 of Feb, 2024

    [Signature]      
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

# UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

14-Feb-2024



<b>COUNTY:</b>	0.00
<b>ILLINOIS:</b>	0.00
<b>TOTAL:</b>	0.00

16-21-302-021-0000

| 20240201632988 | 1-852-490-288

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