

TRUSTEE'S DEED

UNOFFICIAL COPY

This indenture made this 26th day of February, 2024 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 21st day of April, 2014 and known as Trust Number 8002364628, party of the first part, and



Doc# 2407109012 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/11/2024 11:48 AM
PAGE: 1 OF 3

Alex Nitchoff
party of the second part,

Reserved for Recorder's Office

whose address is:
1357 Gordon LN
Lemont IL 60439

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:

LOT 8 IN TURNER'S GROVE BEING A SUBDIVISION IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL, MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 8, 1988 AS DOCUMENT NUMBER 88566769, IN COCK COUNTY, ILLINOIS.

Property Address: 29 Emily Lane, Lemont, Illinois 60439

Permanent Tax Number: 22-32-304-003-0000

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.

This deed is exempt under section 31-45(e) of the Illinois Transfer Tax Act.

REAL ESTATE TRANSFER TAX

11-Mar-2024



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

22-32-304-003-0000

| 20240301650854 | 0-670-964-272

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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: *Patricia K. Holtry*
Patricia K. Holtry 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 26th day of February, 2024.



Margaret O' Donnell
NOTARY PUBLIC

This instrument was prepared by:
Patricia K. Holtry
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street Suite 100C
Oak Park IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME: *Keith Harrington*
ADDRESS: *77 W. Washington Ste 1601*
CITY STATE ZIP: *Chicago IL 60602*

SEND SUBSEQUENT TAX BILLS TO:

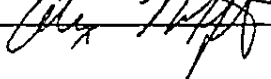
NAME: _____
ADDRESS: _____
CITY STATE ZIP: _____

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STATEMENT BY GRANTOR AND GRANTEE

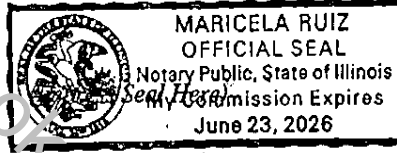
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Date: February 12, 2024

Signature: _____ 


SUBSCRIBED and SWORN to before me on this 12th day of February, 2024.

Notary Public



The grantee(s) or his(their) agent affirms and verifies that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, a trust, 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.

Date: February 12, 2024

Signature: _____ 

SUBSCRIBED and SWORN to before me on this 12th day of February, 2024.

Notary Public

