

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Doc#: 2407202076 Fee: \$107.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
Date 3/12/2024 10:48 AM Pg: 1 of 5

Dec ID 20231101671602  
ST/Co Stamp 0-624-115-760 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 0-859-127-856 City Tax \$0.00

This indenture made this 7<sup>th</sup> day of November, 2023 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 10<sup>th</sup> day of April, 2017 and known as Trust Number 8002374256, party of the first part, and

**Lawrence Moats, a single person,** party of the second part,

Reserved for Recorder's Office

whose address is:  
24 W. Station Street, #213V  
Palatine, IL 60067

**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: 175 E. Delaware Place, #5705, Chicago, IL 60611

Permanent Tax Number(s): 17-03-220-020-1259

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.

Exempt under provisions of paragraph 2, Section 31-45,  
Real Estate Transfer Tax Act.

11-7-23      [Signature]  
Date                      Buyer, Seller or Representative

CH23020586A


**Fidelity National Title**

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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



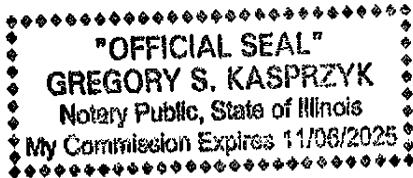
By:   
Emily A. Ralph – Assistant Vice President

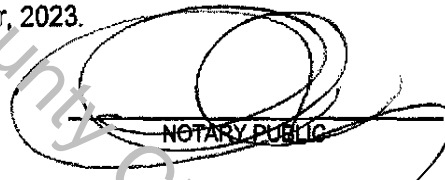
State of Illinois  
County of Cook

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 7<sup>th</sup> day of November, 2023.



  
NOTARY PUBLIC

This instrument was prepared by:  
Emily A. Ralph  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street  
Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME: ~~Lawrence Meats~~ Pinderski & Pinderski LTD

ADDRESS: 115 West Colfax Street  
CITY STATE ZIP: Palatine IL 60067

SEND SUBSEQUENT TAX BILLS TO:

NAME: ~~Lawrence Meats~~ Pinderski & Pinderski LTD

ADDRESS: 115 West Colfax Street  
CITY STATE ZIP: Palatine IL 60067

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## LEGAL DESCRIPTION

UNIT 5705 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 175 EAST DELAWARE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 22434263, AND AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****REAL ESTATE TRANSFER TAX** 11-Dec-2023

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

17-03-220-020-1259 | 20231101671602 | 0-624-115-760

**REAL ESTATE TRANSFER TAX** 11-Dec-2023

<b>CHICAGO:</b>	0.00
<b>CTA:</b>	0.00
<b>TOTAL:</b>	0.00 *

17-03-220-020-1259 | 20231101671602 | 0-859-127-856

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

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

Dated: March 7, 2024

Jesse Cassart  
Signature

Jesse Cassart  
Print Name



Subscribed and sworn to before me this 7 of March, 2024

Michelle Grace Doyle  
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 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.

Dated: March 7, 2024

Jesse Cassart  
Signature

Jesse Cassart  
Print Name



Subscribed and sworn to before me this 7 of March, 2024

Michelle Grace Doyle  
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.