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Doc# 2410307020 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 4/12/2024 12:58 PM
PAGE: 1 OF 4

TRUSTEE'S DEED

The Grantor, **THE CHICAGO TRUST COMPANY, N.A.** as successor Trustee to Beverly Trust Company hereby duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 4th day of February, 1997 and known as Trust No. 8-9787 party of the first part, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to J. Scott Investments, LLC and Brandi Mabry-Collins and Brandon Collins parties of the second part whose address is (Address of Grantee) 1647 N. Orchard, Unit 106, Chicago, IL 60614 the following described real estate situated in the County of Cook In the State of Illinois; to wit:

Lot 160 in Thornwood Estates First Addition, being a Subdivision of part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 36 North, Range 14, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 14, 1970, as Document No. 2521381.

Exempt under provisions of Paragraph "d", Section 4, R.E. Transfer Tax Act

Property Address: 628 Thornwood Drive, South Holland, IL 60473

Date Brandi Collins
Buyer-Seller of Representative

SUBJECT TO:

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)

together with all the appurtenances and privileges thereunto belonging or appertaining. TO HAVE AND TO HOLD the same unto said parties of the second part.

Permanent Index No.: 29-27-208-016-0000

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.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Trust Administrator and attested by its Vice President, this 27th day of March, 2024.

THE CHICAGO TRUST COMPANY
as Trustee aforesaid, and not personally.

BY: Deborah M. Derkacy
Deborah M. Derkacy, Trust Administrator

ATTEST: Thomas Buker
Thomas Buker, Vice President

REAL ESTATE TRANSFER TAX 12-Apr-2024



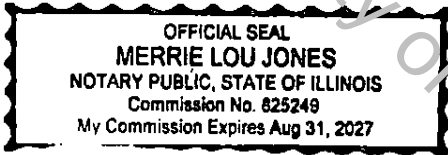
COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

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STATE OF ILLINOIS)
COUNTY OF Cook)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO
HEREBY CERTIFY that the above named Deborah M. Derkacy, Trust Administrator
and Thomas Buker, Vice President Of THE CHICAGO TRUST COMPANY, N.A..
Grantor, personally known to me to be the same persons whose names are subscribed to
the foregoing instrument as such, Trust Administrator and Vice President respectively,
appeared before me this day in person acknowledged that they signed and delivered the
said instrument as their own free and voluntary acts, and as the free and voluntary act of
said Bank, for the uses and purposes, therein set forth and the said Trust Administrator
then and there acknowledged and that said V.P.-Trust Officer as custodian of the
corporate seal of said Bank caused the corporate seal of said Bank to be affixed to said
instrument as said V.P.-Trust Officer own free and voluntary act, and as the free and
voluntary act of said Bank for the uses and purposes therein set forth. Given under my
hand and notarial seal this

27th day of March, 2024



Merrie Lou Jones
Notary Public

My Commission Expires: 8/31/2027

ADDRESS OF PROPERTY:

628 Thornwood Drive, South Holland, IL 60473

This instrument was prepared by:

The Chicago Trust Company, N.A.
Deborah M. Derkacy, Trust Administrator
10258 S. Western Avenue
Chicago, Illinois 60643

Mail subsequent tax bills to:

*J. Scott Investments, LLC
1647 N. Orchard Apt. 166
Chicago, IL 60614*

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STATEMENT BY GRANTOR AND GRANTEE

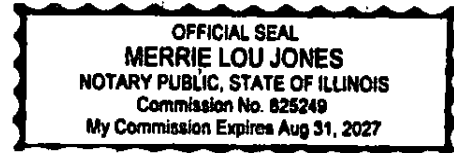
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 03/27, 2024

Signature: *Deborah Underkey*
Grantor/Agent

Subscribed and sworn to before me by the
said Grantor this 27th
day of March, 2024

Notary Public *Merrie Lou Jones*



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.

Dated 3/27, 2024

Signature: *Deborah Underkey*
Grantee/Agent

Subscribed and sworn to before me by the
said Grantee this 27th
day of March, 2024

Notary Public *Merrie Lou Jones*



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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

**VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

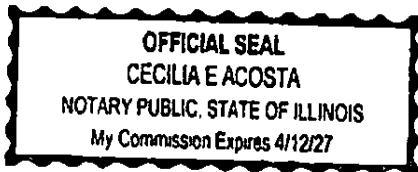
The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Ednie Hurst**
Telephone No.: **(708)-712-7200**
Attorney or Agent: **N/A**
Telephone No.: **N/A**
Property Address: **628 Thornwood Drive**
South Holland, IL 60473
Property Index Number (PIN): **29-27-208-016-0600**
Date of Issuance: **4/9/2024**

State of Illinois)
County of Cook)
This instrument was acknowledged before
me on April 9th 2024 by

Cecilia E. Acosta
Cecilia E. Acosta
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: Michelle Seddell
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.