UNOFFICIAL COPY

TRUSTEE'S DEED

This indenture made this 4th day of March, 2024 between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor 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 8th day of October, 1982, and known as Trust Number 12443, party of the first part, and

72418611829*

Doc# 2410611020 Fee \$88.00 ILRHSP FEE:\$18.00 RPRF FEE:\$1.00 KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/15/2024 2:37 PM

PAGE: 1 OF 4

JAIME FLORES.

party of the second part,

Reserved for Recorder's Office

whose address is:

3414 OAK PARK AVE, BERWYN IL 60/102

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, sit lated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address:

4440 W 28TH ST, CHICAGO IL 60623

Permanent Tax Number:

16-27-304-013-0000

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.

REAL ESTATE TRANSFER	TAX	15-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-27-304-013-0000	20240301648504	1-801-879-856

Clory's Office

UNOFFICIAL COPY

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:

Carrie M. Barth-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 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 5th day of March, 2024.

This instrument was or pared by:
CHICAGO TITLE LAND (PUST COMPANY

NOTARY PUBLIC

Carrie M. Barth 10 S. LaSalle Street Suite 2750 Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

Closing usa, LLC

175 Mile Crossing Blue

ADDRESS: Suite 2

CITY STATE ZIP: Redrester NY14624

SEND SUBSEQUENT TAX BILLS TO:

NAME: Jaime Flores

ADDRESS: 4440 W 28th 5+

CITY STATE ZIP: Chicago IL Locus

REAL ESTATE TRANSFER TAX		11-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
10.07.004.445.444		

^{16-27-304-013-0000 20240301648504 1-081-122-352}

^{*} Total does not include any applicable penalty or interest due.

2410611020 Page: 3 of 4

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 7 IN BLOCK 2 IN S.C. STORER'S SUBDIVISION OF THE SOUTH 7 ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16-27-304-013-0000 PIN:

PROPERTY ADDRESS: 4440 W 28TH ST, CHICAGO IL 60623

Soop of Cook s Exempt under provisions of paragraph ____. Section 31-45, 45, 45, Clert's Office Real Estate Transfer Tax Act.

Date

Buyer, Seller or Representative

2410611020 Page: 4 of 4

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 title to real estate under the laws of the State of Illinois.

Subscribed and sworn to before me
by the said Signature:

DARRYL CHAVERS SR
Official Seal
Notary Public Sylvantia Data
Notary Public Space Sec 2, 2026

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.

Dated 3 14/24 Signature: Grantee or Agent

Subscribed and sworn to before me by the said 5 p.me + 10(Les), dated 3 - 14-20 24 Notary Public State of Illinois My Commission Expires Dec 2, 2026

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.