

UNOFFICIAL COPY

Doc#: 2410720010 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/16/2024 9:10 AM Pg: 1 of 5

Dec ID 20240401673641
ST/Co Stamp 0-748-125-744 ST Tax \$195.00 CO Tax \$97.50

TRUSTEE'S DEED

This indenture made this 4th day of December, 2023, 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 27th day of August, 2019, and known as Trust Number 14481, party of the first part, and **Solux Development, LLC**, party of the second part,

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 parties of the second part, the following described real estate, situated in **COOK County**, Illinois, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF

Property Address: 16461-16471 Kayla Drive (a duplex), in Lemont, Illinois 60439

Permanent Tax Number: 22-31-114-007-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, 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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Assistant Vice President, the day and year first above written.

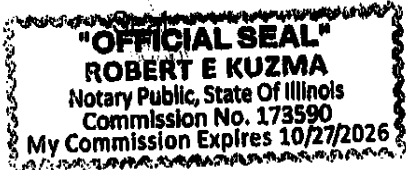


CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: Lilli Kuzma
Lilli Kuzma - Trust Officer / Assistant Vice President

State of Illinois
County of DuPage **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 4th day of December, 2023.

Robert E. Kuzma
NOTARY PUBLIC

This instrument was prepared by: Lilli Kuzma
CHICAGO TITLE LAND TRUST COMPANY
2443 Warrenville Road, Suite 125
Lisle, Illinois 60532

AFTER RECORDING, PLEASE MAIL TO:

NAME Solux Development LLC
ADDRESS 2253 New Lenox Rd
CITY, STATE Toliet IL 60433

SEND SUBSEQUENT TAX BILLS TO:

NAME Solux Development LLC
ADDRESS 2253 New Lenox Rd
CITY, STATE Toliet IL 60433

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 7 IN ROLLING MEADOWS PHASE 4, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 15, 2019 AS DOCUMENT 1922716187, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY



FIDELITY NATIONAL TITLE INSURANCE COMPANY

PHONE:
FAX:

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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated April 12th, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the

said agent

this 12th day of April
2024



[Signature]
Notary Public

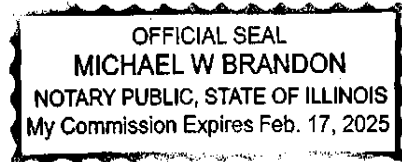
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated April 12th, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the

said agent

this 12th day of April
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		15-Apr-2024	
		COUNTY:	97.50
		ILLINOIS:	195.00
		TOTAL:	292.50
22-31-114-007-0000		20240401673641 0-748-125-744	

Property of Cook County Clerk's Office