

# UNOFFICIAL COPY

Doc#: 2415114295 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/30/2024 12:37 PM Pg: 1 of 3

A24-3709 AB

## TRUSTEE'S DEED

Reserved for Recorder's Office

Doc ID 20240501614760

Stamp 0-963-302-704 ST Tax \$350.00 CO Tax \$175.00

This indenture made this 24<sup>th</sup> day of May, 2024, between **CHICAGO TITLE LAND TRUST COMPANY**, 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 29<sup>th</sup> day April, 2022, and known as Trust Number 8002388765, party of the first part, and

**J & E Futures, LLC**, an Illinois limited liability company

whose address is:

**2601 W. LeMoyne Avenue  
Melrose Park, IL 60160**

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 party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

**See Legal Description attached and made a part hereof**

**Property Address: 2601 W. LeMoyne Ave., Melrose Park, IL 60160**

**Permanent Tax Number: 15-04-204-017-0000**

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 behoof 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.

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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 Trust Officer, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

By: *Laurel A. Thorpe*  
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 24<sup>th</sup> day of May, 2024.



*Natalie Foster*  
NOTARY PUBLIC

PROPERTY ADDRESS:  
2601 W. LeMoyne Ave.  
Melrose Park, IL 60160

This instrument was prepared by:  
**Laurel D. Thorpe**  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle St., Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

NAME JOSE VELASQUEZ  
ADDRESS 1630 N. 24<sup>th</sup> Ave OR BOX NO. \_\_\_\_\_  
CITY, STATE MELROSE PARK IL  
SEND TAX BILLS TO: SAME

VILLAGE OF MELROSE PARK  
Certificate of Compliance  
**TRANSFER STAMP**  
Ordinance No. 687  
2601 Lemoyne St.  
Address of Property  
MAE 5-28-24  
Approved Date

REAL ESTATE TRANSFER TAX		30-May-2024
COUNTY:		175.00
ILLINOIS:		250.00
<b>TOTAL:</b>		<b>525.00</b>

15-04-204-017-0000 | 20240501614780 | 0-963-302-704

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## Legal Description

The North 200 feet of Lot 3 (except the East 933 feet and except that part which lies Northwest of a straight line drawn from a point on the North Line of Said Lot 3, which is 88.44 feet East of the Northwest corner of said Lot to a point on the West Line of said Lot which is 150 feet South of the Northwest corner thereof), in Cook County, Illinois, and except the west 18 feet thereof,  
Also

That part of said Lot 3 described as follows: Beginning at a point on the West Line of said Lot 3 which is 200 feet South of the Northwest Corner thereof, thence East along the South Line of the North 200 feet of said Lot, a distance of 95 feet 6-1/4 inches; thence Southwesterly on a straight line to a point on the West Line of said Lot 3 which is 362 feet South of the Northwest Corner thereof; thence North along said West line 162 feet to the point of beginning, except the West 18 feet thereof, in Owners Division of the East 70 acres (except the North 15 acres thereof and except the East 33 feet thereof take for street) of the Northeast 1/4 of Section 4, Township 39 North, Range 12, East of the Third Principal Meridian, South of The Indian Boundary Line, also that part of the Northeast 1/4 of said Section 4, lying West of the above described property and lying East of the West 80 acres of said 1/4 Section, in Cook County, Illinois.

Property Address:  
2601 W Le Moyne Ave  
Melrose Park, IL 60160

Pin: 15-04-204-017-0000