

UNOFFICIAL COPY

TRUSTEE'S DEED JOINT TENANCY

Doc#: 2416602391 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/14/2024 2:52 PM Pg: 1 of 4

Dec ID 20240601628496
ST/Co Stamp 0-118-562-096 ST Tax \$0.00 CO Tax \$0.00
City Stamp 2-008-177-968 City Tax \$0.00

This indenture made this 26th day of April, 2024, 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 26th day of August 2015, and known as Trust Number **8002369027**, party of the first part, and

Jose and Sara Flores as joint tenants with rights of survivorship, and not as tenants in common parties of the second part

Reserved for Recorder's Office

whose address is:
2301 W. Grand Ave
Chicago, IL 60612

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, **not as tenants in common, but as joint tenants**, the following described real estate, situated in COOK County, Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: 2301 W. Grand Ave, Chicago, IL 60612

Permanent Tax Number: 17-07-125-056-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part forever, **not in tenancy in common, but in joint tenancy.**

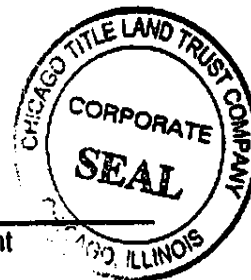
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or 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 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: 
Mariana Vaca -Assistant Vice President



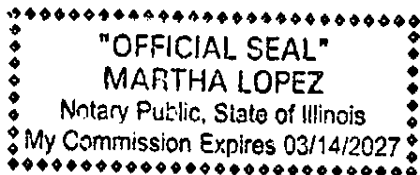
Property of *County Clerk's Office*

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 26th day of April, 2021




NOTARY PUBLIC

This instrument was prepared by:
Mariana Vaca
CHICAGO TITLE LAND TRUST COMPANY
15255 South 94th Ave 5th Floor
Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:

2301 W. Grand Ave
Chicago, IL 60612
APT 2

SEND SUBSEQUENT TAX BILLS TO:

2301 W. Grand Ave
Chicago, IL 60612
APT 2

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 85 IN SUBDIVISION OF BLOCK 24 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

Exempt under provisions of Paragraph E,
Section 4, Real Estate Transfer Tax Act.

PIN: 17-07-125-056-0000

9/19/28 *Am*
Date Buyer, Seller or Representative

UNOFFICIAL COPY

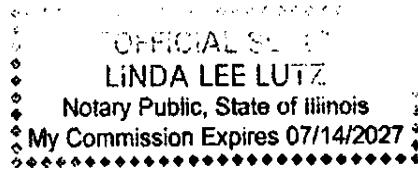
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated May 8, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Melina Vaca dated May 8, 2024

Notary Public [Signature]

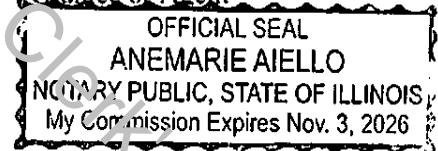


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 13, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Jose Flores & Sara Flores dated May 13, 2024

Notary Public [Signature]



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.