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TRUSTEE'S DEED

This indenture made this **31st** day of **May, 2024**, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 **6th** day of **October, 2022** and known as Trust Number **8002390095** party of the first part, and **CHARLITA BERRY**, whose address is: **1627 N. Luna Avenue, Chicago, Illinois 60639**, party of the second part.



Doc# 2416920424 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 6/17/2024 3:36 PM
PAGE: 1 OF 3

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:

RESERVED FOR RECORDER'S OFFICE

Lot 28 in Block 12 in Mills and Son's North Avenue and Central Avenue Subdivision in the Southwest quarter of Section 33, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Tax Number: 13-33-320-011-0000

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereunto 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 Margaret O'Donnell
Assistant Vice President

LAND TRUST DEPARTMENT LT

S Y
P 3
S Y/L
SC
INT JP

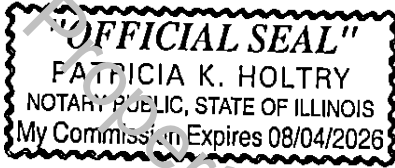
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State of Illinois
County of Cook

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 she signed and delivered the said instrument as 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 her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 31st day of May, 2024.



Patricia K. Holtry

NOTARY PUBLIC

PROPERTY ADDRESS:
1627 N. Luna Avenue
Chicago, Illinois 60639

This instrument was prepared by:
Margaret O'Donnell, Assistant Vice President
CHICAGO TITLE LAND TRUST COMPANY
1100 Lake Street, Suite 100C
Oak Park, IL 60301

AFTER RECORDING, PLEASE MAIL TO:

NAME Charlita Berry

ADDRESS 1627 N. Luna Ave

CITY, STATE Chicago, IL 60639

SEND TAX BILLS TO:

NAME Charlita Berry

ADDRESS 1627 N. Luna Ave

CITY, STATE Chicago, IL 60639

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. E & Cook County Ord. 95104 Par. E.

5/31/24 Margaret O'Donnell
Date Representative

REAL ESTATE TRANSFER TAX 07-Jun-2024

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-33-320-011-0000		20240601623578 1-514-294-576	

REAL ESTATE TRANSFER TAX 07-Jun-2024

	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-33-320-011-0000 20240601623578 2-078-559-536		

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

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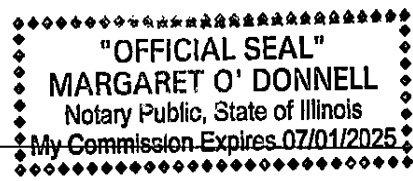
STATEMENT BY GRANTOR AND GRANTEE

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 5/31/24 Signature: *Charlita Berry*
Grantor or Agent

Subscribed and sworn to before me
by the said *Charlita Berry*
dated 5/31/24

Notary Public *Margaret O'Donnell*



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 5/31/24 Signature: *Charlita Berry*
Grantee or Agent

Subscribed and sworn to before me
by the said *Charlita Berry*
dated 5/31/24

Notary Public *Margaret O'Donnell*



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.