

UNOFFICIAL COPY

This Instrument was prepared by:
CAROLINE S. SMITH, ESQ.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601



After recording, please mail to:
CAROLINE S. SMITH, ESQ.
Robbins, Salomon & Patt, Ltd.
180 North LaSalle Street, Suite 3300
Chicago, Illinois 60601

Doc#: 1400833088 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2014 01:39 PM Pg: 1 of 4

Mail Subsequent Tax Bills to:
2300 N. Kilbourn LLC
1444 N. Astor
Chicago, Illinois 60610

8936168 P2 SLES 102

TRUSTEE'S DEED

THIS INDENTURE, made this 25 day of November, 2013 between, **ALBANY BANK & TRUST COMPANY, N.A.**, as Trustee under the provisions of a certain Trust Agreement dated December 1, 2002 and known as Trust Number 11-5886, GRANTOR, of the City of Chicago, County of Cook, State of Illinois, and **2300 N. KILBOURN LLC**, an Illinois limited liability company, of Chicago, Illinois, County of Cook, GRANTEE.

WITNESSETH, that GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) receipt of which is hereby acknowledged, and in pursuance of the power and authority vested in the GRANTOR as said Trustee and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and quitclaim until the GRANTEE, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

THE SOUTH 250 FEET OF THE EAST 294 FEET, EXCEPT THE EAST 33 FEET THEREOF, TAKEN FOR KILBOURN AVENUE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PROPERTY: 2300 North Kilbourn Avenue, Chicago, Illinois 60639
PIN: 13-34-104-005-0000

S Y
P 466
S N
SCY
INT

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

REAL ESTATE TRANSFER	12/12/2013
COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

IN712303



13-34-104-005-0000 | 20131201600407 | UKNQG3

REAL ESTATE TRANSFER	12/12/2013
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00



13-34-104-005-0000 | 20131201600407 | 89BC7P

Box 400-CTCC

UNOFFICIAL COPY

DATED this 25 day of November, 2013.

ALBANY BANK & TRUST COMPANY, N.A.;
as Trustee under the provisions of a certain Trust Agreement dated December 1, 2002 and known as Trust Number 11-5886.

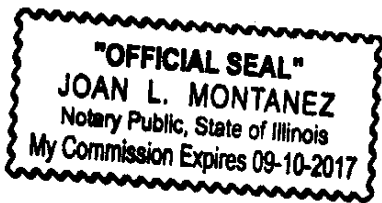
By: Brenda Helms
Brenda Helms, Trust Officer

State of ILLINOIS)
County of Cook) SS

I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that **Brenda Helms**, General Counsel for Albany Bank & Trust, N.A. personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument, as her free and voluntary act in her capacity as Trustee, for the uses and purposes therein set forth.

Given under my hand and official seal this 25 day of November, 2013

Joan L. Montanez
NOTARY PUBLIC



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

11/25/13
Date

Shari L. Gross as agent
Buyer, Seller or Representative

EXEMPT UNDER PROVISIONS OF PARAGRAPH
E SEC. 200.1-4(15) OF THE
CHICAGO TRANSACTION TAX ORDINANCE.

11/25/13
Date

Shari L. Gross as agent
Buyer/Seller or Representative

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

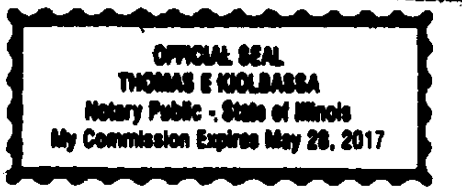
ANNA MARIE JOHNSON, as beneficiary of a certain Trust Agreement with Albany Bank & Trust Company, dated December 1, 2002 and known as Trust Number 11-5886, being first duly sworn on oath, states that her address is at 1444 N. Astor Street, Chicago, Illinois 60610, and that the attached deed is not in violation of the Illinois Plat Act, 765 ILCS 205/1 et seq., for the following reason(s):

Said Act is not applicable as the grantor owns no adjoining property to the premises described in said deed.

Affiant further states that it makes this Plat Act Affidavit for the purpose of inducing Chicago Title Insurance Company to provide a policy of title insurance for the premises described in Exhibit "A" and to induce the RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, to accept the attached deed for recording.

AFFIANT:

ANNA MARIE JOHNSON, as Beneficiary of a Certain Trust Agreement with Albany Bank and Trust Company, dated December 1, 2012 and known as Trust Number 11-5886.



BY: *Anna Marie Johnson* (SEAL)
ANNA MARIE JOHNSON

Subscribed and sworn to before me
this 4th day of December, 2013

Thomas E. Kiolbassa
NOTARY PUBLIC

UNOFFICIAL COPY

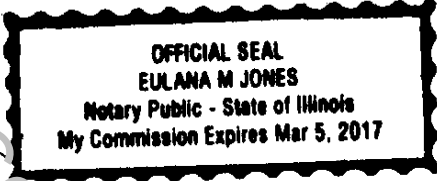
STATEMENT BY GRANTOR AND GRANTEE

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

Dated 12/16/13, Signature: Shari L. Gross as agent
Grantor or Agent

Subscribed and sworn to before me by the
said GRANTOR
this 16th day of DECEMBER
2013

Eulana M. Jones
Notary Public

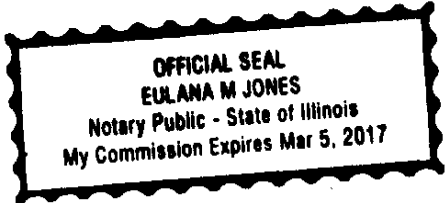


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 12/16/13, Signature: Shari L. Gross as agent
Grantee or Agent

Subscribed and sworn to before me by the
said GRANTEE
this 16th day of DECEMBER
2013

Eulana M. Jones
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.]