

# UNOFFICIAL COPY



MAIL TO: *Letty, Felton & Minkus*  
*2220 W. North Ave.*  
*Chicago, IL 60647*



Doc#: 1419744014 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2014 11:24 AM Pg: 1 of 4

This indenture made this 2nd day of July, of 2014, between STANDARD BANK AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated the 24th day of June, 2020, and known as Trust Number 20599, party of the first part and James F. Waikasas whose address is 8902 Plainfield Road, Brookfield, IL 60513 party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description

PIN: 19-30-102-021-0000

Common Address: 7171 S. Harlem Avenue, Bridgeview, IL 60455

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 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 delivery hereof.

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 AVP & TO and attested by its ATO the day and year first above written.

STANDARD BANK AND TRUST COMPANY  
As Trustee as aforesaid:

Attest: *Heather Raineri*

Heather Raineri, ATO

By: *Patricia Ralphson*

Patricia Ralphson, AVP & TO



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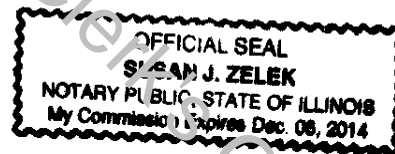
STATE OF Illinois COUNTY OF Cook}

SS: I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Patricia Ralphson of the STANDARD BANK AND TRUST COMPANY and Heather Raineri of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such AVP & TO and ATO, respectively, appeared before me this day in person and acknowledge that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said ATO did also then and there acknowledge that she as custodian of the corporate seal of said Company did affix the said corporate seal of said Company to said instrument as her own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes of therein set forth.

Given under my hand and Notarial Seal this 2nd day of July, 20 14.

NOTARY PUBLIC

*Susan J. Zelek*



PREPARED BY:  
Standard Bank & Trust Co.  
7800 W. 95<sup>th</sup> Street  
Hickory Hills, IL 60457

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A parcel of land in the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 30, Township 8 North, Range 13, East of the Third Principal Meridian, described as follows:

Commencing at the Northwest corner of Lot 89 in Frank Delugach's 71<sup>st</sup> Street Highland, being a subdivision of that part of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of said Section 30, lying East of the East line of the railroad right of way recorded July 18, 1938, as Document 12186631 in Book 325, of Plats, Page 4; thence Westerly along the North line of said Lot 89, extending Westerly a distance of 55.55 feet, more or less to an intersection with the East line of South Harlem Avenue; thence Southerly along the East line of Harlem Avenue, which line is 50 feet East of and parallel with the West line of said Section 30, a distance of 268.08 feet, more or less to a point of intersection with the South line of Lot 90, extended Westerly in said Frank Delugach's 71<sup>st</sup> Street Highlands, which line is the North line of West 72<sup>nd</sup> Street; thence Easterly along said line, a distance of 56.16 feet, more or less to the Southwest Corner of said Lot 90, Thence Northerly along the West line of said Lots 89 and 90, 268.08 feet more or less to the Point of Beginning, in Cook County, Illinois.

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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 assignment of beneficial interest in and 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, 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 7/15/14

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 15th DAY OF JULY, 2014.



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 and 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, 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 7/15/14

Signature [Signature]  
Grantee or Agent

Dated \_\_\_\_\_

Signature \_\_\_\_\_  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 15th DAY OF JULY, 2014.



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 ABI to be recorded in DuPage County, Illinois, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)