

# UNOFFICIAL COPY

## TRUSTEE'S DEED - JOINT TENANCY



Doc#: 1501518008 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/15/2015 09:13 AM Pg: 1 of 4

**THIS INDENTURE** Made this 23<sup>rd</sup> day of December, 2014, between **FIRST MIDWEST BANK**, Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 14<sup>th</sup> day of October, 2003, and known as Trust Number 1-5884, party of the first

part and **James J. Gerace and Laura Catrambone Gerace** as to an undivided 1/2 interest as joint tenants **AND Mark Catrambone and Laura J. Catrambone** as to an undivided 1/2 interest as joint tenants, of 38 Park Avenue, River Forest, IL 60305, parties 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 considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, not as tenants in common but as joint tenants with right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

**See Attached Legal Descriptions**

together with the tenement and appurtenances hereunto belonging.

**TO HAVE AND TO HOLD** the same unto said parties of the second part not in tenancy in common but in joint tenancy and to the proper use, benefit and behoof of said parties of the second part forever.

Subject to: Mortgage or Trust Deeds, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2014 and subsequent; and

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.

**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 Land Trust Officer and attested by its Authorized Signer, the day and year first above written.

**FIRST MIDWEST BANK**, as Trustee as aforesaid,

By: [Signature]  
Land Trust Officer

Attest: [Signature]  
Authorized Signer

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois  
MAF 1-9-15

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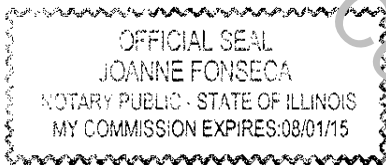
STATE OF ILLINOIS.

Ss:

COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Land Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that he/she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 29<sup>th</sup> day of December, 2014.



\_\_\_\_\_  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Peggy Regas  
First Midwest Bank – Wealth Management  
2801 W. Jefferson Street  
Joliet, IL 60435

PROPERTY ADDRESS

2509 Kensington and  
2320 Sherwood  
Westchester, IL 60154

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Gregory Catrambone  
10529 W. Cermak Road  
Westchester, IL 60154

PERMANENT INDEX NUMBER

15-29-223-002-0000  
15-29-105-014-0000

MAIL TAX BILL TO

Mark Catrambone  
38 Park Avenue  
River Forest, IL 60305

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 5, SECTION 31-45  
REAL ESTATE TRANSFER ACT.

12/15/14  
Date                      Buyer, Seller or  
Representative

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## Attached Legal Description (s)

### PARCEL 1:

LOT 17 IN BLOCK 4 IN HADRABA AND MANDA'S SUBDIVISION, UNIT NO. 2, BEING A SUBDIVISION OF THE NORTH  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; ALSO PART OF THE SOUTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$ , ALL IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2509 Kensington, Westchester, IL 60154  
PIN: 15-19-223-002-0000

### PARCEL 2:

LOT 22 IN BLOCK 9 IN MARTINDALE ESTATES UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 2320 Sherwood, Westchester, IL 60154  
PIN: 15-29-105-014-0000

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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.

Date 12/29, 2014 Signature [Signature]  
(Grantor)

FIRST MIDWEST BANK, AS TRUSTEE AND NOT PERSONALLY

Subscribed and sworn to before me by the said Grantor this 29<sup>th</sup> day of December, 2014

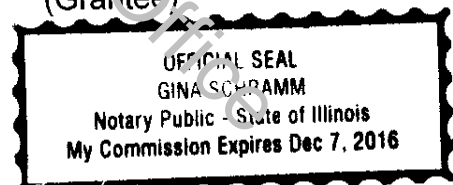


Notary Public [Signature]

The grantee or his agent affirms and verifies 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.

Date 1-2, 2015 Signature [Signature]  
(Grantee)

Subscribed and sworn to before me by the said Grantee this 2<sup>nd</sup> day of January, 2015



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 Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)