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Amc #2626428

TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY

Doc#: 1511741033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2015 10:04 AM Pg: 1 of 3

Steven Dallas, Esq.
Regas, Frezados & Dallas LLP
20 N. Clark St.
Suite 1103
Chicago, IL 0602

THIS INDENTURE, made this 1st day of April, 2015, between **Heartland Bank and Trust Company, Successor Trustee to Western Springs National Bank and Trust**, a banking association, duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 9th day of December, 2004, and known as Trust Number 4068, party of the first part, and **Donald L. Boettcher and Julie A. Michalak**, as Joint Tenants with the right of survivorship, party of the second part, whose address is 2501 W. Bryn Mawr Avenue, Unit 206, Chicago, Illinois 60659

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 grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

PERMANENT INDEX NO.: 03-16-113-016-0000

c/k/a: **2629 North Phelps Avenue, Arlington Heights, IL 60004**

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 by the party of the first part, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

REAL ESTATE TRANSFER TAX		21-Apr-2015
COUNTY:		170.50
ILLINOIS:		341.00
TOTAL:		511.50

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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 duly authorized officer, the day and year first above written.

Heartland Bank and Trust Company, as Successor Trustee to Western Springs National Bank and Trust, as Trustee under Trust Agreement dated December 9, 2004 and known as Trust Number 4068, and not personally

By

DANIEL N. WLODEK, TRUST OFFICER

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 person whose name is subscribed to this deed is personally known to me to be a duly authorized officer of HEARTLAND BANK and TRUST COMPANY and that he appeared before me this day in person and acknowledged that he signed and delivered this deed in writing as a duly authorized officer of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.



Given under my hand and Notary Seal,

Date: April 1, 2015

Kelly Isdale
Notary Public

NAME

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STREET ROBERT J. GALGAN JR.
340 W. BUTTERFIELD ROAD #1A
ELMHURST, IL 60126-5068

CITY

INSTRUCTIONS

RECORDER'S OFFICE BOX NUMBER

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

2629 North Phelps Avenue
Arlington Heights, IL 60004

MAIL SUBSEQUENT TAX BILLS TO:

Donald L. Boettcher and Julie A. Michalak
2629 North Phelps Avenue
Arlington Heights, IL 60004

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EXHIBIT A

LOT 672 IN NORTHGATE UNIT NO. 5 BEING A SUBDIVISION IN THE NORTH HALF OF THE NORTH WEST ¼ OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any; and general real estate taxes not due and payable on the date hereof.

Property of Cook County Clerk's Office