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Doc#: 1604822020 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2016 09:34 AM Pg: 1 of 3

C. T. I. /CY

16000517 WC

TRUSTEE'S DEED

284

THIS INDENTURE made this 29th day of January, 2016, between the FIRST BANK OF MANHATTAN, an Illinois banking corporation, formerly known as FIRST NATIONAL BANK OF MANHATTAN, 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 February 24, 2015, and known as Trust Number 842, party of the first part, and The James P. Shannon Revocable Trust Dated March 6, 2012, and The Kathleen F. Shannon Revocable Trust Dated March 6, 2012, parties of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby CONVEY AND QUIT CLAIM unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to-wit:

LOT 2 IN FAIR ELMS SUBDIVISION, BEING A RE-SUBDIVISION OF LOT 1 IN BLOCK 8 AND THE NORTH 15 FEET OF LOT 2 IN BLOCK 8 IN FOREST HILLS COMMERCIAL PARK DISTRICT SUBDIVISION OF BLOCKS 5 TO 8, 17 TO 20, 29 TO 32, 41 TO 44 IN FOREST HILLS OF WESTERN SPRINGS, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12 TO 15 IN THE "HIGHLANDS", BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE LYING 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SAID SECTION 7, ALSO LOTS 1 TO 5 (EXCEPT THAT PART THEREOF DEDICATED FOR STREET BY PLAT DOCUMENT NO. 209880) IN BLOCK 12 IN THE HIGHLANDS, AFORESAID, ALL IN COOK COUNTY, ILLINOIS. ALSO FAIR ELMS AVENUE (NOW VACATED) AS SHOWN ON PLAT OF FOREST HILLS OF WESTERN SPRINGS, AFORESAID, FILED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT 209880, ALL IN COOK COUNTY, ILLINOIS, AND THE SOUTH 35.00 FEET OF 50TH STREET BEING A STRIP OF LAND 66.00 FEET WIDE, LYING NORTH OF ADJOINING LOT 1 IN BLOCK 8, IN FOREST


CCRD REVIEWER

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HILLS COMMERCIAL AND PARK SUBDIVISION OF THE NORTH 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 2015. AS DOCUMENT NO. 1532129051.

PIN: 18-07-218-031-0000 and 18-07-218-032-0000

COMMONLY KNOWN AS: 5000 Fair Elms Avenue, Western Springs, IL 60558

together with the tenement and appurtenances thereunto belonging.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, IF ANY. GENERAL REAL ESTATE TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use and benefit of said party of the second part forever.

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 aforementioned. 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 Trust Officer and attested by its President the day and year first above written.

FIRST BANK OF MANHATTAN
as Trustee as aforesaid.

By: Suzanne Casagrande
Trust Officer

ATTEST: John Ekramer
President

REAL ESTATE TRANSFER TAX		08-Feb-2016
COUNTY:		695.00
ILLINOIS:		1,390.00
TOTAL:		2,085.00

18-07-218-031-0000 | 20160201667156 | 0-293-089-856

Exempt under Paragraph ____, Section 31-45, Property Tax Code
Date: _____

Buyer, Seller or Representative

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STATE OF ILLINOIS)

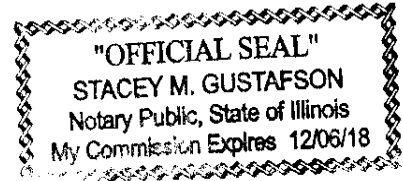
SS

COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Suzanne Casagrande, Trust Officer of FIRST BANK OF MANHATTAN, and John E. Kramer, President thereof, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, as trustee as aforesaid, for the uses and purposes therein set forth, and caused the corporate seal of said Bank to be affixed thereto as their free and voluntary act and as the free and voluntary act of said Bank, as trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 29th day of January, 2016.

Stacey M Gustafson
Notary Public
(Employee of First Bank of Manhattan)



THIS INSTRUMENT PREPARED BY:
SUZANNE CASAGRANDE
FIRST BANK OF MANHATTAN
550 W. NORTH ST.
MANHATTAN, IL 60442

MAIL DOCUMENT TO:
JAMES P. SHANNON
5000 FAIR ELMS AVE.
WESTERN SPRINGS, IL 60558

MAIL TAX BILLS TO:
JAMES P. SHANNON
5000 FAIR ELMS AVE.
WESTERN SPRINGS, IL 60558