

TRUSTEE'S DEED



1623613069

After Recording Mail To:

CHRISTOPHER W. CRAMER
ERICKSON PETERSON CRAMER
1625 SHORNER ROAD
NORTHBROOK, IL 60062

Doc#: 1623613069 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 08/23/2016 03:33 PM Pg: 1 of 4

Name and Address of Taxpayer:

NORTH PARK UNIVERSITY
3225 WEST FOSTER AVE
CHICAGO, IL 60625

THIS INDENTURE, made this May 5, 2014 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 June 18, 1993, and known as Trust Number 11-4954, Party of the First Part, and, North Park University, Party of the Second Part;

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION: Please see attached description as Exhibit 'A'

Property Address 3234 W Carmen Avenue, Chicago, Illinois 60625

PIN # 13-11-407-001-0000

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TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove 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 the 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, SUBJECT, HOWEVER, to the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

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 Vice President, the day and year first above written.

UNOFFICIAL COPY

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: [Signature] Trust Officer

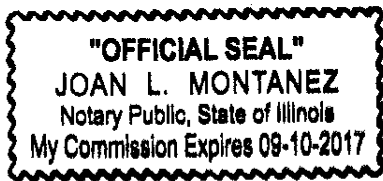
Attest: [Signature: John C. Schuy] Vice President

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above-named Trust Officer and the above-named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this May 8, 2014

[Signature: Joan L. Montanez]
Notary Public




Illinois Transfer Stamp - Exempt under provisions of Paragraph (e) Section 4, Real Estate Transfer Act



[Signature]
Buyer, Seller or Representative

8/1/16
Date

Prepared by: Joan Montanez, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S AGENT OR ATTORNEY.**

REAL ESTATE TRANSFER TAX	24-Aug-2016
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *
13-11-407-001-0000 20160801648872 1-838-689-088	

REAL ESTATE TRANSFER TAX	24-Aug-2016
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00
13-11-407-001-0000 20160801648872 2-076-715-840	

* Total does not include any applicable penalty or interest due.

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Exhibit A

Attachment to DIRECTION TO CONVEY FORM

Albank Land Trust #11-4954

Property #1 held in this trust:

Street Address: 3234 W. Carmen Ave., Chicago, IL 60625

PIN: 13-11-407-001-0000

Legal Description: *"THE EAST 50 FEET OF LOT 12 IN BLOCK 1 IN W.F. KAISER AND COMPANY'S ALBANY PARK SUBDIVISION, BEING A SUBDIVISION OF LOT 12 AND THAT PART OF LOT 5 LYING SOUTH OF THE CENTER LINE OF THE NORTH BRANCH OF THE CHICAGO RIVER IN JACKSON'S SUBDIVISION OF THE SOUTH EAST ¼ SECTION 11, AND THE SOUTH WEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS."*

Property of Cook County Clerk's Office

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

Dated August 22, 2016.

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 22nd day of August, 2016.

Pamela Treacy
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 August 22, 2016.

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 22nd day of August, 2016.

Pamela Treacy
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 Act.)