

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE made this 31st day of January, 2017, between FIRST AMERICAN BANK, an Illinois Banking Corporation, 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 22nd day of February, 1982 and known as the PAULINE D. MAGALOTTI TRUST AGREEMENT, party of the first part, and JEANNE C. GILBERT, whose address is: 720 Leesley, Riverside, Illinois, 60546, party of the second part



1705344008D

Doc# 1705344008 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/22/2017 10:12 AM PG: 1 OF 3

(the above space for Recorder's use only)

WITNESSETH, that said party of the first part, in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in the County of Cook and the State of Illinois, to wit:

LOT 4 IN RESUBDIVISION OF LOT 20 OF PINKERT'S RIVERSIDE DRIVE SUBDIVISION OF THAT PART OF LOT 5 LYING SOUTHERLY OF CHICAGO ROAD OF CIRCUIT COURT PARTITION OF SOUTHEAST ¼ OF SOUTHEAST ¼ AND EAST ½ OF NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND LOT 1143 IN BLOCK 27, IN THIRD DIVISION OF RIVERSIDE IN SECTION 25 AFORESAID, TOGETHER WITH LOT 15, IN SUBDIVISION OF LOT "A" IN KIRCHMAN AND JEDLAN'S RIVERSIDE PARKWAY HARLEM AVENUE SUBDIVISION OF THAT PART OF LOT 2, LYING SOUTH OF THE CENTER OF RIVERSIDE PARKWAY AND ALL OF LOTS 3 AND 4 OF CIRCUIT COURT PARTITION OF SOUTHEAST ¼ OF SOUTHEAST ¼ AND EAST ½ OF NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED AS DOCUMENT NUMBER 772970.

Property Index Number: 15-25-411-041-0000

Address of property: 438 Kent Road, Riverside, Illinois, 60546

together with the tenements and appurtenances thereunto belonging, subject to general real estate tax for 2016 and subsequent years and covenants, easements, and restrictions of record.

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

Exempt under provisions of Paragraph 2

Section 4, Real Estate Transfer Act.

23 2017

Date

Craig J. Purdy
Seller or Representative

Bm

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This deed is executed by the Grantor, 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 the provisions of said Declaration of Trust above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first part has caused its ^{Senior} corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President and attested by its ~~Assistant~~ Vice President, the day and year first above written.

FIRST AMERICAN BANK,
As Trustee as Aforesaid

CORPORATE SEAL:

BY: Dawn Griffin

ATTEST: Beverly Hayes

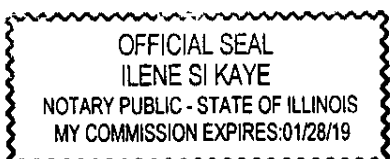
EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: 1/31/2017 Dawn Griffin
Signature of Buyer, Seller or Representative

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 Dawn Griffin and Beverly Hayes of FIRST AMERICAN BANK, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such ^{Senior} Vice President and ~~Assistant~~ Vice President respectively, appeared before me this day in person and acknowledged that they signed and delivered this instrument as their own free and voluntary act of the Bank, and there caused the corporate seal of said Bank to be affixed to said instrument as their own free and voluntary act and as the free and voluntary act of the Bank, for the uses and purposes therein set forth.

GIVEN under my hand and seal this 31st day of January, 2017



Beverly Hayes
NOTARY PUBLIC

This instrument was prepared by: Craig W. Lusthoff, Attorney at Law, 2914 S. Harlem Avenue, P. O. Box 190, Riverside, IL 60546-0190

AFTER RECORDING PLEASE MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Craig W. Lusthoff
P. O. Box 190
Riverside, IL 60546.

Jeanne C. Gilbert
720 Leesley
Riverside, IL 60546.

Compliance or Exemption Approved
Village of Riverside

BY: [Signature]

Date: 2/21/17

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantor 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: January 31, 2017

Signature: _____

[Signature]
Grantor or Agent

Subscribed and Sworn to before me by said Grantor
This 31st day of January, 2017

[Signature]
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.

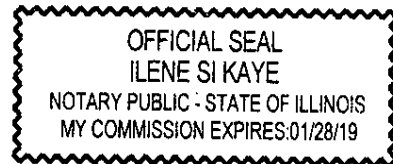
DATED: January 31, 2017

Signature _____

[Signature]
Grantee or Agent

Subscribed and Sworn to before me by said Grantee
this 31st day of January, 2017

[Signature]
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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).