

# ALBANK UNOFFICIAL COPY

## TRUSTEE'S DEED

After Recording Mail To:

John Cipriano  
Reqs Cipriano Magnore LLC  
2501 W. Higgins #440  
Chicago, IL 60631

Name and Address of Taxpayer:

Brenda Hickey  
2150 Bouterse St. Unit 309  
Park Ridge, IL 60068



Doc# 1721445065 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/02/2017 12:24 PM PG: 1 OF 3

THIS INDENTURE, made this July 7, 2017, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Community Savings Bank under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated October 29, 1998, and known as Trust Number LT-1300, Party of the First Part, and Brenda Hickey, Party of the Second Part;

\* SINGLE PERSON

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: See attached Exhibit A, made a part hereof

Property Address: 2150 Bouterse <sup>AVE</sup> St., Unit 309, Park Ridge, IL 60068  
PIN # 09-27-200-053-1063



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 43594

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 TO: 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 walls, 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.

### REAL ESTATE TRANSFER TAX

02-Aug-2017



COUNTY: 104.00  
ILLINOIS: 208.00  
TOTAL: 312.00

09-27-200-053-1063

| 20170701690669 | 1-078-723-520

After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

MD  
1 of 2  
7/14/17

RA

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IN WITNESS WHEREOF, said Party of the First Part 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.

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

By: B. M. Adams Trust Officer

Attest: Isaura Guerrero Vice President

STATE OF ILLINOIS)

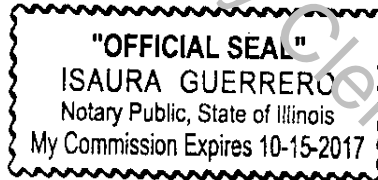
) s.

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, 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 July 7, 2017.

Isaura Guerrero  
Notary Public



Illinois Transfer Stamp - Exempt under provisions of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act

\_\_\_\_\_  
Buyer, Seller or Representative

\_\_\_\_\_  
Date

**Prepared by:** Isaura Guerrero, Administrative Assistant, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 1456 - FAX 773.267-9405

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

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ALTA COMMITMENT 2006

File No. AT17417  
Associated File No:

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**EXHIBIT A**

**UNIT 2150-309B IN THE GALLERY OF PARK RIDGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 2 IN OAKTON SCHOOL RESUBDIVISION OF VARIOUS LOTS, PARCELS AND VACATED ALLEYS IN THE WEST 1/2 OF THE NORTHEAST 1/4 SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3282248, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**Address of Property:  
2150 BOUTERSE AVE #309  
PARK RIDGE, IL 60068**

**Parcel ID Number: 09-27-200-053-1063**