

UNOFFICIAL COPY

Doc# 1722746402 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2017 12:32 PM Pg: 1 of 3

Dec ID 20170801607371
ST/CO Stamp 1-746-179-520 ST Tax \$282.00 CO Tax \$141.00



TRUSTEE'S DEED (TENANCY BY THE ENTIRETY)

THIS INDENTURE, made this 4th day of August, 2017 between FIRST AMERICAN BANK, as successor trustee to FIRSTMEFIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, 218 West Main Street, Dundee, Illinois 60118, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 18th day of March, 1986, and known as Trust No.86-03-4948, party of the first part, and Pice Chen and Fengyuan Shi, husband and wife, not as joint tenants or as tenants in common, but as Tenants By the Entirety, ----- parties of the second part.

GRANTEE'S ADDRESS: 104 N. Kenilworth Avenue, Oak Park, IL 60301-----

WITNESSETH, that said party of the first part, in consideration of the sum of Ten & no/100 Dollars (\$10.00), and the other good and valuable considerations in hand paid, does hereby grant, sell, convey and quitclaim unto said parties of the second part, all of its right, title and interest, if any, in the following described real estate, situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A".

Permanent Index Number: 15-01-406-032-1006

Commonly known as: 1020 N. Harlem Avenue, 1F, River Forest, IL 60305

PRAIRIE TITLE
8821 W. NORTH AVE.
OAK PARK, IL 60302

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same said parties of the second part, and to the proper use, benefit and behoof forever of said parties 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 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. Nothing in this Deed shall be construed as creating any liability or duty on the part of the Trustee with respect to any Environmental Law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) or the Illinois Environmental Protection Act (Ill. Rev. Stat. ch. 111-1/2, Paragraph 1001 et. seq.)

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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 Senior Vice President & Trust Officer and attested by its Vice President & Trust Officer day and year first above written.

FIRST AMERICAN BANK,

As Trustee as aforesaid

BY:

Dawn Griffin
Dawn Griffin

Senior Vice President & Trust Officer

ATTEST:

Rosanne M. DuPass
Rosanne M. DuPass

Vice President & Trust Officer

VILLAGE OF RIVER FOREST

Real Estate Transfer Tax

Date 8-14-17 Amt Paid \$ 283.00

STATE OF ILLINOIS
COUNTY OF KANE SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Dawn Griffin of the First American Bank and Rosanne M. DuPass of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Senior Vice President & Trust Officer and Vice President & Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Vice President & Trust Officer did also then and there acknowledge that said Senior Vice President & Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Senior Vice President's & Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 4th day of August, 2017.

Ilene Si Kaye
Notary Public

OFFICIAL SEAL
ILENE SI KAYE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/28/19

RETURN TO:

Pice Chen and Fengyuan Shi
1020 N. Harlem #1F
River Forest, IL 60305

Document Prepared By:
First American Bank
218 West Main Street
West Dundee, Illinois 60118

15-AUG-2017
141.00
282.00
423.00
COUNTY: ILLINOIS
TOTAL:
15-01-406-032-1006
20170801607371
1-746-179-520

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

1020 N. Harlem Avenue, 1F
River Forest, IL 60305

SEND SUBSEQUENT TAX BILLS TO:

Pice Chen and Fengyuan Shi
1020 N. Harlem #1F
River Forest, IL 60305

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EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER F1 IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF LOT 10 AND THE NORTH 1/2 OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH 1/2 OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION, TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25646856; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 19 AND 20, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25646856.

Permanent Index Number: 15-01-406-032-1016

Property Address: 1020 N. Harlem Avenue, 1F, River Forest, IL 60305