

**ALBANK**

**UNOFFICIAL COPY**

CT

**TRUSTEE'S DEED**

Doc#. 1729349130 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2017 10:57 AM Pg: 1 of 3

After Recording Mail To:  
SHERWOOD LAW GROUP  
219 N. JEFFERSON #401  
CHICAGO, IL 60661

Dec ID 20171001639511  
ST/CO Stamp 0-558-927-808 ST Tax \$530.00 CO Tax \$265.00  
City Stamp 1-095-798-720 City Tax: \$5,565.00

17ST06886PK

Name and Address of Taxpayer:  
2138 W. CHARLESTON LLC  
2110 N. PAINE  
CHICAGO, IL 60647

THIS INDENTURE, made this October 10, 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 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 November 2, 1999, and known as Trust Number LT-1435, Party of the First Part, and 2138 W. Charleston, LLC., an Illinois Limited Liability Company, 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: See attached Exhibit A, made a part hereof

Property Address: 2138 W. Charleston St., Chicago, IL 60647  
PIN: # 14-31-126-025-0000

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 covenants, conditions and restrictions of record; real estate taxes for 2017 and subsequent years.

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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 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: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS )

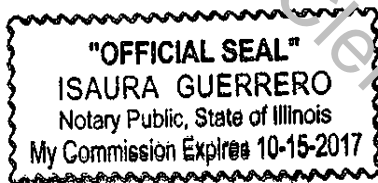
) ss.

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 October 10, 2017.

[Signature]  
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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## LEGAL DESCRIPTION

Order No.: 17ST06886PK

**For APN/Parcel ID(s): 14-31-126-025-0000**

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Lot Forty-Five (45) in Block Three (3) in Sherman's Addition to Holstein, in the South East Quarter (1/4) of the North West Quarter (1/4); of Section Thirty-One (31), Township Forty (40) North, Range Fourteen (14), East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office