

**ALBANK**

**UNOFFICIAL COPY**



**TRUSTEE'S DEED**

After Recording Mail To:  
Lakeview Capital, LLC  
Kluver a plat  
65 E. Wacker #2300  
Chicago, IL 60601

Doc# 1736349043 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/29/2017 10:39 AM PG: 1 OF 4

Name and Address of Taxpayer:  
Lakeview Capital Partners  
6466 N. OLYMPIA  
Chicago, IL 60631

3/5

6717301

THIS INDENTURE, made this November 28, 2017, 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 May 11, 1973, and known as Trust Number 11-2923, Party of the First Part, and, Lakeview Capital Partners 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: 3911-21 N. Sheridan Rd., Chicago, IL 60613 (945-49 W. Dakin)  
PIN: # 14-20-206-001-0000

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 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.

*RA*

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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 Trustee Aforesaid

By: [Signature] Trust Officer

Attest: [Signature] Vice President

STATE OF ILLINOIS )

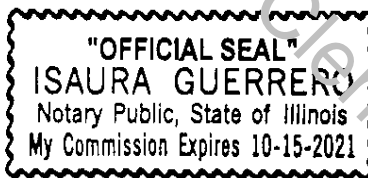
) ss.

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 November 28, 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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**REAL ESTATE TRANSFER TAX** 27-Dec-2017



<b>CHICAGO:</b>	7,500.00
<b>CTA:</b>	3,000.00
<b>TOTAL:</b>	10,500.00 *

14-20-206-001-0000 | 20171201672337 | 0-348-275-744

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

**REAL ESTATE TRANSFER TAX** 27-Dec-2017



<b>COUNTY:</b>	500.00
<b>ILLINOIS:</b>	1,000.00
<b>TOTAL:</b>	1,500.00

14-20-206-001-0000 | 20171201672337 | 1-286-812-704



Property of Cook County Clerk's Office

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## EXHIBIT "A" LEGAL DESCRIPTION

3911-21 North Sheridan, Chicago, Illinois

PIN: 14-20-206-001-0000

Lots 4, 5, and 6 (except the east 50 feet of said lots 4 and 5 and except the east 50 feet of the north 35 feet of said lot 6) in sub block 2 in Aldrich's Subdivision of the West 1/2 of Block 7 in Laflin, Smith and Dyer's Subdivision of the Northeast 1/4 (except 1.28 Acres in the Northeast corner thereof) of Section 20, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office