



1808755074D

Doc# 1808755074 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2018 12:41 PM PG: 1 OF 4

**TRUSTEE'S DEED
TENANTS BY THE ENTIRETY**

THIS INDENTURE, made this 28th day of February, 2018, between FIRST AMERICAN BANK, as successor trustee to FirstMerit Bank, N.A., as trustee, 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 13th day of January, 2012, and known as Trust No. 12-8863, party of the first part, and **David Tipton and Eirka Eatherton, husband and wife, not as joint tenants and not as tenants in common but as Tenants by the Entirety**-----party of the second part.

Grantee's address: 2855A North Wolcott Avenue, Chicago, IL 60657-----

WITNESSETH, that said party of the first part in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and the other good and valuable considerations in hand paid, does hereby grant, sell, convey and quitclaim unto said party 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Permanent Index Number: 14-30-222-133-000, Vol. 0491
Commonly known as: 2855A North Wolcott Avenue, Chicago, IL 60657

Exempt under provisions of Paragraph _____
Section 4 Real Estate Transfer Tax Act
3-12-18 Date
Eirka Eatherton
Buyer, Seller
or Representative

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same said party 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.)

UNOFFICIAL COPY

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 Vice President and attested by its Senior Vice President the day and year first above written.

FIRST AMERICAN BANK
as trustee as aforesaid

BY: *Rosanne M. DuPass*
Vice President & Trust Officer

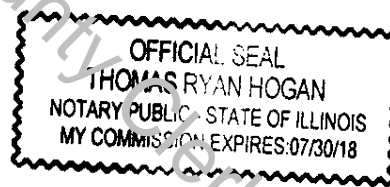
ATTEST: *Dawn Griffin*
Senior Vice President & Trust Officer

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 Rosanne M. DuPass of the First American Bank and Dawn Griffin of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Senior Vice President 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 did also then and there acknowledge that said Vice President, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Vice President'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 28th day of February, 2018.

Thomas Ryan Hogan
Notary Public



RETURN TO:

First American Bank
Land Trust Dept.
218 W. Main Street
Dundee, IL 60118

FOR INFORMATION ONLY INSERT STREET
ADDRESS OF ABOVE DESCRIBED PROPERTY
2855A North Wolcott Avenue
Chicago, IL 60657

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

SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX		22-Mar-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		22-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: LOT 28 IN LANDMARK VILLAGE 2, BEING A RESUBDIVISION OF LOTS 165 THROUGH 175, INCLUSIVE, AND LOTS 222 THROUGH 232, INCLUSIVE IN THE WM. DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING NORTH OF AND ADJACENT TO SAID LOTS 165 THROUGH 175, AND PART OF VACATED WEST WOLFRAN STREET LYING SOUTH OF AND ADJACENT TO SAID LOTS 222 THROUGH 232, AND PART OF LOT 2 IN OWNER'S PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP AND RANGE AFORESAID, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 12, 1995 AS DOCUMENT 95027318, IN COOK COUNTY, ILLINOIS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOT 58 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE-UNIT TWO RECORDED AS DOCUMENT NUMBER 95027318.

Note: For informational purposes only, the land is known as:

2855 North Wolcott Avenue, Unit A
Chicago, IL 60657

Cook County Clerk's Office

UNOFFICIAL COPY

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.

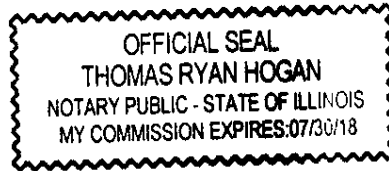
First American Bank, as successor trustee to FirstMerit Bank, N.A., as trustee, utia 12-8863 and not personally

DATED: February 28, 2018

Signature *Thomas R. Hogan*
Grantor or Agent – Vice President

Subscribed and Sworn to before me by said Grantor this 28th day of February, 2018.

Thomas R. Hogan
NOTARY PUBLIC



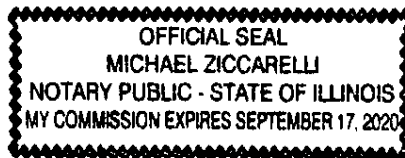
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-12-18

Signature *Epika A. Zaccarelli*
Grantee or Agent

Subscribed and Sworn to before me by said Grantee this 12th day of March, 2018.

Michael Zaccarelli
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).