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Doc#: 1820657044 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/25/2018 10:23 AM Pg: 1 of 3

Dec ID 20180701627687
ST/CO Stamp 1-032-300-320 ST Tax \$800.00 CO Tax \$400.00
City Stamp 0-927-180-576 City Tax: \$8,400.00

160604900150
ALBANK

TRUSTEE'S DEED

After Recording Mail To:

CE/so GARCIA
4860 W. Newport
CHI IL 60641

Name and Address of Taxpayer:

CE/so GARCIA
4860 W. Newport
CHI IL 60641

THIS INDENTURE, made this June 25, 2018, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated April 6, 2001 and known as Trust Number 11-5748, Party of the First Part, and Celso Garcia and Josefa Garcia, Parties of the Second Part;

Husband and wife

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:

AS JOINT TENANTS with right of Survivorship

LEGAL DESCRIPTION: See attached Exhibit A, made a part hereof

Property Address: 3452-58 N. Cicero Ave., Chicago, IL 60641
PIN: # 13-21-405-066-0000

TO HAVE AND TO HOLD the same unto said Parties of the Second Part and to the proper use, benefit and behoove 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 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 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.

Attorney's Title Guaranty Fund, Inc.
1 S. Wacker Dr. Ste. 2400
Chicago, IL 60606-4650
Recording Department

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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 Trustee Aforesaid

By: *Bl Helms* Trust Officer
Attest: *John C. Schy* 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 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 June 25, 2018.



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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EXHIBIT "A" LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 13-21-405-066-0000

Property Address:
3452-58 N. CICERO AVE.
CHICAGO, IL 60641

Legal Description:
LOTS 1, 2 & 3 IN L. JANUCHOWSKI'S SUBDIVISION OF LOT 33 (EXCEPT THE WEST 12 FEET THEREOF) IN
F.H. BARTLETT'S SUBDIVISION OF THE SOUTH 2/3 OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF
SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

Property of Cook County Clerk's Office