

PTC 3114-16



1905049153D

Doc# 1905049153 Fee \$42.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2019 10:39 AM PG: 1 OF 3



**TRUSTEE'S DEED
(LIMITED LIABILITY COMPANY)**

THIS INDENTURE, made this 28th day of January, 2019 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT 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 14th day of March, 2007, and known as Trust No. 07-1-8593, party of the first part, and CFRE – Bourgmont, LLC – Series Pleasant Court, an Illinois series limited liability company,----- party of the second part.

GRANTEE'S ADDRESS: 1 S. Wacker Drive, Suite 3200, Chicago, Illinois 60606-----

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 consideration 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: 16-07-303-016-1009

Commonly known as: 128 S. Home Avenue, Unit 3C, Oak Park, Illinois 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.)

REAL ESTATE TRANSFER TAX

11-Feb-2019



COUNTY:	90.75
ILLINOIS:	181.50
TOTAL:	272.25

16-07-303-016-1009

| 20190201692786 | 0-131-340-704

PRECISION TITLE

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

FIRST AMERICAN BANK,
As Trustee as aforesaid

BY: Beverly C Hayes
Vice President & Trust Officer

ATTEST: [Signature]
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 Beverly C. Hayes of the First American Bank and Thomas R. Hogan of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President & Trust Officer and 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 Trust Officer did also then and there acknowledge that said 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 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 28th day of January, 2019.

[Signature]

Notary Public



RETURN TO:

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

128 S. Home Avenue, Unit C
Oak Park, Illinois 60302

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

SEND SUBSEQUENT TAX BILLS TO:

UNOFFICIAL COPY

Subject To Language:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Premises, it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except the following Title Exceptions: covenants, conditions and restrictions of record which do not adversely affect the use of the Premises as a condominium residence; public and utility easements of record which do not underlie the improvements on the Premises and which are not violated thereby; and general and special real estate taxes and assessments for tax years 2018 and subsequent years which are not yet due and payable; and that subject to such Title Exceptions, the Grantor will warrant and forever defend the Premises against all persons lawfully claiming by, through or under the Grantor, but not otherwise. This Special Warranty Deed may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. This is not a homestead property.

Legal Description:

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UNIT 128-3C IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 21 IN THE RESUBDIVISION OF LOTS 1 - 11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED APRIL 29, 2003 AS DOCUMENT NO. 0311922107, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 16-07-303-016-1009.

Real Estate Transfer Tax

\$1,456.00

