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TRUSTEE'S DEED - JOINT TENANCY

THIS INDENTURE Made this 24th day of December, 2018, between **FIRST MIDWEST BANK** Hickory Hills, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 28th day of September, 1978

and known as Trust Number 1547 party of the first part and **THOMAS F. COURTNEY, SR. AND BARBARA E. COURTNEY AS JOINT TENANTS** of 12741 87th Avenue, Palos Park, IL 60464 parties of the second part

WITNESSETH, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, not as tenants in common but as joint tenants with right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

See Attached Legal Description.

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part not in tenancy in common but in joint tenancy and to the proper use, benefit and behoof of said parties of the second part forever.

Subject to: Mortgage or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2018 and subsequent; and

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

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 Authorized Signer and attested by its Authorized Signer, the day and year first above written.

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

FIRST MIDWEST BANK, as successor Trustee as aforesaid,

By:

Rusan J. Zwick
Authorized Signer

Attest:

Heaven Reini
Authorized Signer

Doc#: 1910208151 Fee: \$56.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/12/2019 10:28 AM Pg: 1 of 5

Dec ID 20190401645381
ST/CO Stamp 1-694-720-928
City Stamp 1-157-850-016

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STATE OF ILLINOIS,
Ss:
COUNTY OF COOK_

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Susan J. Zelek, Authorized Signer of FIRST MIDWEST BANK, Hickory Hills, Illinois and, Heather Raineri, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer and the attesting Authorized Signer 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, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that he/she is custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his 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 seal this 24th day of December, 2018.



Anne Howaniec
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Susan Zelek
First Midwest Bank, Wealth Management
7800 W. 95th Street
Hickory Hills, IL 60457

PROPERTY ADDRESS

405 N. Wabash
Unit 1413 and B112
Chicago, IL 60611

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Thomas F. Courtney & Associates, P.C.
7000 W. 127th Street
Palos Heights, IL 60463

PERMANENT INDEX NUMBER

17-10-132-037-1205
17-10-132-040-1150

MAIL TAX BILL TO

Thomas F. Courtney & Associates, P.C.
7000 W. 127th Street
Palos Heights, IL 60463

Exempt Under Paragraph 2, Section 4
of the Real Estate Transfer Tax Act.

[Signature]
Signature _____ Date 12/24/18

UNOFFICIAL COPY**LEGAL DESCRIPTION****(Unit 1413 at 405 N. Wabash)**

Parcel 1 Unit 1413 in the River Plaza Condominium as delineated on a survey of the following described real estate: Lots 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 to 39, both inclusive, 41, and 44 to 48, both inclusive, in River Plaza Resubdivision of Land, Property and Space of Lots 1 to 12 and vacated alley in Block 5 in Kinzie's Addn to Chicago in the Northwest 1/4 of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document Number 94758753 together with its undivided percentage interest in the common elements.

Parcel 2 Easement for the benefit of Parcel 1 for ingress, egress, use and enjoyment of the property as set forth in the River Plaza Declaration of Covenants, Conditions, Restrictions, and Easements recorded as Document Number 94758750.

PIN: ~~17-10-132-001-0000 through 17-10-132-011-0000~~

~~(this provision includes other parcels)~~

Property Address: 405 N. Wabash Avenue, Chicago, IL 60611

PIN: 17-10-132-037-1205

Clerk's Office

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LEGAL DESCRIPTION:

(Parking Space B112 at 405 N. Wabash)

UNIT B112 IN THE 405 N. WABASH PARKING CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 9, 11 AND 12 IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM VARIOUS PARCELS FOR RAMPS AT LEVELS P1, G1, G2, G3, AND G4; WHICH SURVEY IS ATTACHED AS EXHIBIT A-2 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00977089 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 17-10-132-040-1150

ADDRESS: B112, 405 NORTH WABASH, CHICAGO, ILLINOIS 60611

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: Feb 26, 2019
Signature: _____
Grantor

Signature: _____
Grantor

Subscribed and sworn to before me by
the said _____
this 26 day of Feb, 2019.
Susan Murphy
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 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: Feb. 26, 2019
Signature: _____
Grantee

Signature: _____
Grantee

Subscribed and sworn to before me by
the said _____
this 26 day of Feb, 2019.
Susan Murphy
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 of 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.)