

TRUSTEE'S DEED

Doc#: 1916446217 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/13/2019 11:47 AM Pg: 1 of 3

After Recording Mail To:

H. ALBIZUREZ
7550 W. Forest Preserve Ave
Chicago, IL
60634

Dec ID 20190501679904
ST/CO Stamp 1-539-088-480 ST Tax \$427.00 CO Tax \$213.50
City Stamp 2-045-902-752 City Tax: \$4,483.50

Name and Address of Taxpayer:

H ALBIZUREZ
7550 W. Forest Preserve Ave
Chicago IL 60634

THIS INDENTURE, made this June 5, 2019, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Community Savings Bank under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated June 16, 2008 and known as Trust Number LT-2245, Party of the First Part, and Hector F. Albizurez, 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: 7550 West Forest Preserve Ave, Chicago, IL 60634

PIN # 12-24-200-058-0000

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, Real estate taxes 2018 and 2019 ~~and condominium declaration.~~ *Am*

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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 Successor Trustee Aforesaid

By: Brenda Helms Trust Officer
Brenda Helms

Attest: Andrew Schwebel Vice President
Andrew Schwebel

STATE OF ILLINOIS)

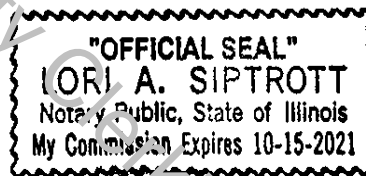
) ss

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 5, 2019

Lori A. Siptrott
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

LEGAL DESCRIPTION:

Lot 40 in Block 5 in Volk Brothers Irving Park Boulevard Subdivision, Being a Subdivision in the Northeast Fractional 1/4 of Section 24, Township 40 North, Range 12, East of the Third Principal Meridian, Lying North of the Indian Boundary Line (Except the West 10 Feet Thereof, and also the Right of Way of the Chicago Terminal Railroad) according to the Plat Recorded October 16, 1922, as Document 7681262, in Cook County, Illinois.

Permanent Property Tax Number: 12-24-200-058-0000, Vol. 0314
Common Property Address: 7550 Forest Preserve Drive
Chicago, Illinois 60634

REAL ESTATE TRANSFER TAX		11-Jun-2019
	COUNTY:	213.00
	ILLINOIS:	427.00
	TOTAL:	640.50
12-24-200-058-0000 20190501679904 1-539-088-480		

REAL ESTATE TRANSFER TAX		11-Jun-2019
	CHICAGO:	3,202.50
	CTA:	1,281.00
	TOTAL:	4,483.50 *
12-24-200-058-0000 20190501679904 2-045-902-752		

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