

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 1920013193 Fee \$77.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2019 12:49 PM PG: 1 OF 3

This Indenture, made this 12th day of July, 2019, between BankFinancial, NA; f/k/a BankFinancial, FSB; f/k/a Financial Federal Trust and Savings Bank, a bank duly authorized to transact business in the State of Illinois, not personally but solely as Trustee under that certain Trust Agreement dated the 3rd day of March, 1992, and known as Trust Number 010108; as Grantor, does hereby CONVEY AND QUIT CLAIM unto:

Joseph Morgan and Susan Morgan, husband and wife, not at Tenants in Common, nor as Joint Tenants with the right of survivorship, but as Tenants by the Entirety

whose address is: 252 Avonelle Drive, Chicago Heights, Illinois 60411; as Grantees,

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

The South 300 feet of the West 150 feet of the North East 1/4 of the North East 1/4 of Section 18, Township 35 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 373 Glengate Avenue, Chicago Heights, Illinois 60411

PIN: 32-18-214-038-0000

IN WITNESS WHEREOF, said Grantor 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 its Trust Administrator the day and year first above written.

BankFinancial, NA, not personally but solely as Trustee

By: [Signature] Daniel N. Wlodek, Vice-President

By: [Signature] Linda Chirico, Trust Administrator

STATE OF ILLINOIS

} SS

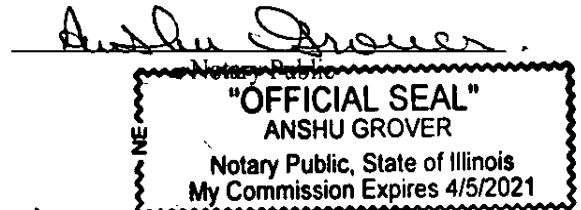
COUNTY OF DuPage

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Vice-President and Trust Administrator of BankFinancial, NA, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 12th day of July, 2019.

My Commission Expires: 04/05/2021

Prepared by: BankFinancial, N.A. Land Trust Department 5140 Main Street Downers Grove, IL 60515



Mail to:

[Signature] ROBIN JESK 15150 S. CICERO OAK FOREST, IL 60452

S N  
P 3  
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INT A

1965201-1011-1082

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File No : 19652041-TPK

## EXHIBIT A

The land is situated in the County of Cook, State of Illinois, as follows:

**THE SOUTH 300 FEET OF THE WEST 150 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SECTION 18, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Commonly Known As: 373 West Glengate Avenue, Chicago Heights, IL 60411

Parcel Identification Number: 32-13-214-038-0000

**CITY OF CHICAGO  
NGTS. TRANSFER TAX**

**560 DOLS 00 CTS**

### **ATA NATIONAL TITLE GROUP, LLC**

16335 S. Harlem Avenue, Ste. 100

Tinley Park, IL 60477

Ph:(708) 429-0678 Fax:(708) 429-0829

REAL ESTATE TRANSFER TAX

18-Jul-2019



COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

32-18-214-038-0000 | 20190701627730 | 0-336-106-592

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Cook

Joanna B Ford, being duly sworn on oath, states that she resides at 373 West Glenmont Ave, Chicago Hts, IL 60411. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests herein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same large tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-518, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Joanna B. Ford

SUBSCRIBED and SWORN to before me

this 15<sup>th</sup> day of July, 2019.  
Peter G Hall

