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1920717012

Doc# 1920717012 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2019 09:24 AM PG: 1 OF 4



TRUSTEE'S DEED (LIMITED LIABILITY COMPANY)

THIS INSTRUMENT, made this 17th day of May, 2019 between FIRST AMERICAN BANK, 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 17th day of January, 1989, and known as Trust No. 89-01-5687, party of the first part, and **LMA Properties, LLC, an Illinois Limited Liability Company**, party of the second part.

GRANTEE'S ADDRESS: 1210 N. Foxdale Drive, Unit 208, Addison, Illinois 60101

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 considerations 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: 17-20-404-004-0000; 17-20-404-025-0000 and 17-20-404-026-0000

Commonly known as: 902-42 W. 18th Street, Chicago, Illinois 60608 and 947 W. 16th Street, Chicago, Illinois 60603

Exempt under provisions of Paragraph 31-45 Section of Real Estate Transfer Tax Act

Together with the tenements and appurtenances thereunto belonging.

of 7/19
Buyer, Seller or Representative

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		26-Jul-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-20-404-026-0000 | 20190701641622 | 2-057-473-120

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

REAL ESTATE TRANSFER TAX		26-Jul-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

17-20-404-026-0000 | 20190701641622 | 0-103-615-584

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

FIRST AMERICAN BANK,
As Trustee as aforesaid

BY: *Dawn Griffin*
Senior Vice President & Trust Officer

ATTEST: *Thomas R. Hogan*
Trust Officer

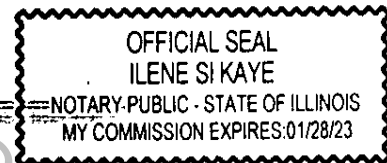
STATE OF ILLINOIS
COUNTY OF KANE SS.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT DAWN GRIFFIN 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 Senior 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 Senior 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 Senior Vice President & 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 17th day of May, 2019.

Ilene Si Kaye

Notary Public



RETURN TO:

Daniel G. Quinn, Esq.
Law Office of Daniel G. Quinn, P.C.
4479 Central Avenue
Western Springs, IL 60558

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

902-42 W. 18th Street and 947 W. 16th Street
Chicago, Illinois 60608

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

SEND SUBSEQUENT TAX BILLS TO:

Laura Andriacchi
LMA Properties
1210 N. Foxdale Dr. #208
Addison, IL 60101

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EXHIBIT A

LEGAL DESCRIPTION

A certain part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 20, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois consisting of all of Lots 3 and 43 in M. L. Dallam's Subdivision of Block 4 in Assessor's Division of the N $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 20, certain parts of Lots 1 and 2 in said M. L. Dallam's Subdivision, certain parts of Lots or Blocks 5, 6, 9, 10, 11, 12 and 13 in Assessor's Division aforesaid, which certain part is described as follows:

(The North line of said Lots 1, 2 and 3 being assumed as due East-West for the following courses:) Beginning at the Northwest corner of said Lot 3; thence due East on the North line of said Lots 2 and 3, a distance of 30.0 feet to a curved line; thence Southeasterly on said curve, convex to the East, having a radius of 445 feet, an arc length of 332.0 feet, and whose chord bearing is South 21 degrees 41 minutes 14 seconds East, being 324.35 feet long, to an intersection with another curved line; thence Southeasterly on said curve, convex to the West, having a radius of 650 feet, an arc length of 70.0 feet, and whose chord bears South 10 degrees 49 minutes 23 seconds East, being 69.97 feet long; thence South 5 degrees 16 minutes 16 seconds East a distance of 90.0 feet; thence South 0 degrees 09 minutes 30 seconds East a distance of 137.16 feet to the North line of 18th Street, being 33.0 feet North of the centerline thereof; thence due West on said line, a distance of 126.00 feet, to the Southwest corner of said Lot 43; thence North 0 degrees 09 minutes 30 seconds West on the West line of said Lot 43, a distance of 108.11 feet, to the Northwest corner of said Lot 43; thence due East on the North line of said Lot 43, a distance of 22.0 feet, to the Northeast corner of said Lot 43; thence North 0 degrees 09 minutes 30 seconds West on the East line of said M. L. Dallam's Subdivision, a distance of 388.64 feet, to the Southeast corner of said Lot 1; thence due West on the South line of said Lots 1, 2 and 3, a distance of 66.0 feet to the Southwest corner of said Lot 3; thence North 0 degrees 09 minutes 30 seconds West on the West line of said Lot 3, a distance of 100.15 feet to the Point of Beginning, in Cook County, Illinois.

947 W. 16th Street, Chicago, IL 60608 and
 COMMONLY KNOWN AS: 902-42 W. 18th Street, Chicago, IL 60608
 PINS: 17-20-404-004-0000; 17-20-404-025-0000; 17-20-404-026-0000

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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 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 title to real estate under the laws of the State of Illinois.

Dated June 7, 2019

Signature: Daniel G. Quinn, Agent
Grantor or Agent

Subscribed and sworn to before me
By the said Daniel G. Quinn, Agent for Grantor
This 7th day of June, 2019
Notary Public Gina M. Melone

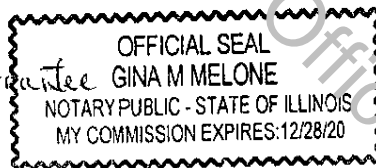


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date June 7, 2019

Signature: Daniel G. Quinn, Agent
Grantee or Agent

Subscribed and sworn to before me
By the said Daniel G. Quinn, Agent for Grantee
This 7th day of June, 2019
Notary Public Gina M. Melone



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)