

UNOFFICIAL COPY

TRUSTEE'S DEED - JOINT TENANCY

Doc#: 2005025024 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 02/19/2020 10:44 AM Pg: 1 of 2

Dec ID 20200201611734
ST/CO Stamp 1-173-411-680 ST Tax \$52.00 CO Tax \$26.00

THIS INDENTURE Made this 5th day of February, 2020, between **FIRST MIDWEST BANK**, Joliet, 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 17th day of March, 2010, and known as Trust Number 20792, party of the first part and **JOEL CASTELLANOS** of 17022 Greenbay Avenue, Lansing, IL 60438 AND **HECTOR CASTELLANOS**, of 1351 Price Avenue, Calumet City, IL 60409, 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:

Lot 20 in Block 20 in the Village of Park Forest, Area Number 3, being a subdivision in Section 36, Township 35 North, Range 13, East of the Third Principal Meridian according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois on October 31, 1950 as Document Number 14940342, in Cook County, Illinois.

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 Deeds, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year _____ 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 Land Trust Officer and attested by its Authorized Signer, the day and year first above written.

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: _____
Land Trust Officer

Attest: _____
Authorized Signer

FIDELITY NATIONAL TITLE

1 of 1
OC20001114

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STATE OF ILLINOIS,
COUNTY OF WILL

Ss:

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Land Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer 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 as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as his/her 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 5th day of February, 2020.



Susan J Zelek

Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Peggy Regas
First Midwest Bank – Wealth Management
2801 W. Jefferson Street
Joliet, IL 60435

PROPERTY ADDRESS

330 Osage Street
Park Forest, IL 60466

PERMANENT INDEX NUMBER

31-36-410-025-0000

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Christopher Tidwell
P. O. Box 201295
Chicago, IL 60620

MAIL TAX BILL TO

Joel Castellanos
Hector Castellanos
330 Osage Street
Park Forest, IL 60466

REAL ESTATE TRANSFER TAX 2.00dds00cts

REAL ESTATE TRANSFER TAX		14-Feb-2020
	COUNTY:	26.00
	ILLINOIS:	52.00
	TOTAL:	78.00