

ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED

After Recording Mail To:

Delia Garcia
6355 S. Western Ave.
Chicago, IL. 60636



Doc# 2005945115 Fee \$88.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/26/2020 02:37 PM PG: 1 OF 4

Name and Address of Taxpayer:

Delia Garcia
6355 S. Western Ave.
Chicago, IL. 60636

THIS INDENTURE, made this February 19, 2020, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Metropolitan bank n/k/a Byline 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 August 3, 2011, and known as Trust Number 2684, Party of the First Part, and Delia Garcia, 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: 14459 South Halsted Street, Riverdale, IL 60827

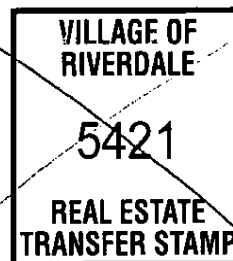
PIN # 29-05-409-022-0000, 2905-409-023-0000 AND 29-05-409-024-0000.

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, to the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

REAL ESTATE TRANSFER TAX		28-Feb-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

29-05-409-022-0000 | 20200201627859 | 0-531-664-736



S ✓
P ✓
S ✓
M ✓
SC ✓
E ✓
INT ✓

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EXHIBIT "A" LEGAL DESCRIPTION

Lot 26, 27 and 28 (except the East 8 feet thereof and West 7 feet thereof) in Block 29 in Barnigar Bros. Greenfield, a subdivision of east 1/2 southeast 1/4 Section 5 Township 36 North, Range 14, East of the Third Principal Meridian and that part Southwest 1/4 of Section 4, Township 36 North, Range 14 East of the Third Principal meridian lying west of Westerly Line of ILL Central R. R. Company, in Cook County, Illinois.

Permanent Index No. 29-05-409-022-0000
29-05-409-023-0000
29-05-409-024-0000

Property Address: 14459 S. Halsted Street
Riverdale, IL 60827

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

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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.

Date 2/27, 2020 Signature: x Delia Garcia
Grantor or Agent

Subscribed and sworn to before me by the said this
27th Day of February, 2020

Notary Public Ricardo E. Correa

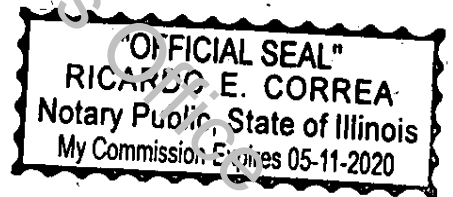


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 2/27, 2020 Signature: x Delia Garcia
Grantee or Agent

Subscribed and sworn to before me by the said this
27th Day of February, 2020

Notary Public Ricardo E. Correa



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.)