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Doc# 2006522006 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/05/2020 11:01 AM PG: 1 OF 3

TRUSTEE'S DEED (LIMITED LIABILITY COMPANY)

THIS INDENTURE, made this 8th day of January, 2020 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, as successor trustee to ROYAL 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 8th day of May, 2003, and known as Trust No. 101055, party of the first part, and 219 W. Erie LLC, an Illinois limited liability company, party of the second part.

GRANTEE'S ADDRESS: 6426 Blackhawk Trail, Indian Head Park, Illinois 60525

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:

LOTS 9, 10 AND 11 IN BLOCK 15 IN NEWBERRY'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 17-09-223-014-0000

Commonly known as: 219 W. Erie Street, Chicago, Illinois 60610

a/k/a 215 W. Erie Street, Chicago, Illinois 60610

Together with the tenements and appurtenances thereunto belonging.

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.)

Page 1 of 2

REAL ESTATE TRANSFER TAX 05-Mar-2020



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX 05-Mar-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

17-09-223-014-0000 | 20200301632255 | 0-853-698-400

17-09-223-014-0000 | 20200301632255 | 1-131-425-632

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

Handwritten notations: Y, 3, X, X, INTAB

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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 Vice President & Trust Officer day and year first above written.

FIRST AMERICAN BANK,
As Trustee as aforesaid

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

ATTEST: *Michael-Anne Peck*
Vice President & 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 MICHAEL-ANNE PECK 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 Vice President & 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 Vice President & 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 8th day of January 2020.

Ilene Si Kaye
Notary Public



RETURN TO:

W. ROGER CARLSON, JR.
NISEN & ELLIOTT, LLC
200 W. ADAMS STREET, SUITE 2500
CHICAGO, IL 60606

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

219 W. Erie Street
Chicago, Illinois 60610

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

SEND SUBSEQUENT TAX BILLS TO:

219 W. ERIE LLC
C/O PAUL KOZYR
6426 BLACKHAWK TRAIL
INDIANHEAD PARK, IL 60525

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45 PARAGRAPH (e), REAL ESTATE TRANSFER ACT.

Candyn Verbeke, agent for Seller
Buyer, Seller, Representative

DATE: 01/10/2020

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: Jan. 10, 2020

SIGNATURE: Carsten Venola, agent
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

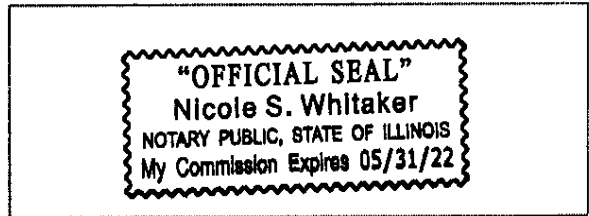
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): First American Bank, Successor trustee

On this date of: 1 | 10 | 2020

NOTARY SIGNATURE: Nicole S. Whitaker

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: Jan. 10, 2020

SIGNATURE: Carsten Venola, agent
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

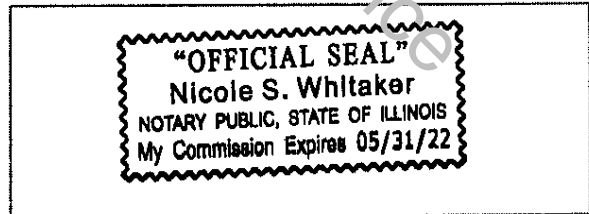
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): 219 W. Erie LLC

On this date of: 1 | 10 | 2020

NOTARY SIGNATURE: Nicole S. Whitaker

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)