

# UNOFFICIAL COPY

Doc#: 2018349192 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/01/2020 11:13 AM Pg: 1 of 3

## TRUSTEE'S DEED

Dec ID 20200401663254  
ST/CO Stamp 0-634-954-976  
City Stamp 0-968-262-880

**THIS INDENTURE** Made this 1st day of April, 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 12<sup>th</sup> day of April, 1976, and known as Trust Number 1629, party of the first part and **EMMANUEL G. GARCIA**, of 3544 W. 58<sup>th</sup> Place, Chicago, IL 60629, party 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 party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

The North 40 Feet of Lot 5 in Block 87 in Frederick H. Bartlett's Sixth Addition to Bartlett Highlands, being a Subdivision of the Northwest 1/4 of Section 18, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

together with the tenement and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Mortgage, or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2019 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 Authorized Signer and attested by its Authorized Signer, the day and year first above written.

**FIRST MIDWEST BANK**, as Trustee as aforesaid,

By: Keppia A. Kepp  
Authorized Signer

Attest: Arsany J. Zelm  
Authorized Signer

Old Republic Title  
9301 Southwest Highway  
Oak Lawn, IL 60453

20112809 1/3

# UNOFFICIAL COPY

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 Peggy A. Regas, Authorized Signer, of FIRST MIDWEST BANK, Joliet, Illinois and Susan J. Zelek, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer 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 she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as 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 1<sup>st</sup> day of April, 2020.



*Ann M. Sutter*  
\_\_\_\_\_  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Peggy Regas  
First Midwest Bank - Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

PROPERTY ADDRESS

5850 S. Newland Avenue  
Chicago, IL 60638

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Emmanuel G. Garcia  
5850 S. Newland Avenue  
Chicago, IL 60638

PERMANENT INDEX NUMBER

19-18-128-039-0000

MAIL TAX BILL TO

Emmanuel G. Garcia  
5850 S. Newland Avenue  
Chicago, IL 60638

EXEMPT UNDER THE PROVISIONS OF  
SECTION 4 PARAGRAPH  
OF THE REAL ESTATE  
TRANSFER TAX ACT DATE 4/23/2020

*Susan J. Zelek*  
\_\_\_\_\_

REAL ESTATE TRANSFER TAX		28-Apr-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
19-18-128-039-0000   20200401663254   0-634-954-976		

REAL ESTATE TRANSFER TAX		28-Apr-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
19-18-128-039-0000   20200401663254   0-968-262-880		

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

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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 ILLINOIS.

Dated 5-13-20

SIGNATURE *Susan Lapina*  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 13 (th) day of May, 2020

Notary Public *[Signature]*



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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 , 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: 5-13-20

SIGNATURE *Susan Lapina*  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 13 (th) day of May, 2020

Notary Public *[Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.