

# UNOFFICIAL COPY

Doc#: 2023821056 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 08/25/2020 09:48 AM Pg: 1 of 3



Dec ID 20200701624432

City Stamp 1-389-889-248

## TRUSTEE'S DEED (JOINT TENANCY) 200697

**THIS AGREEMENT**, made this 22nd day of June, 2020 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, 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 12th day of April, 2010, and known as Trust No. 10-4-8790, party of the first part, and Patrick A. Siciliano and Christine Siciliano, husband and wife, as joint tenants, parties of the second part.

GRANTEE'S ADDRESS: 1471 W. Grand Avenue, Chicago, Illinois 60642-----

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:

**LOT 4 IN WALLER'S SUBDIVISION OF BLOCK 16 IN BICKERDIKE'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 17-08-130-009-0000  
Commonly known as: 1509 West Grand Avenue, Chicago, Illinois 60642

Exempt under provisions of Paragraph <sup>e</sup>  
Section 4 Real Estate Transfer Tax Act.  
8/22/2020  
Buyer, Seller  
or Representative

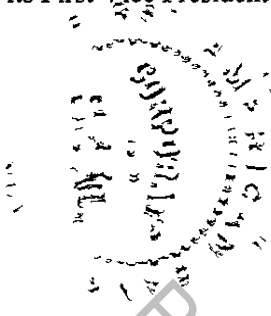
Together with the tenements and appurtenances thereunto belonging.

**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.)

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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 First 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

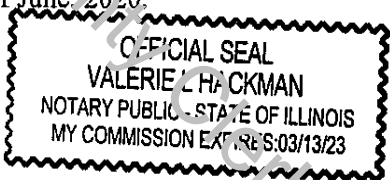
ATTEST: *Lena B. Whitaker*  
First Vice President & Trust Officer

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 LENA B. WHITAKER 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 First 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 First 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's & 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 22nd day of June, 2020.

*Valerie Hackman*  
Notary Public



**RETURN TO:**

**SNP TITLE CO.**  
**500 E. OGDEN AVE., SUITE 107**  
**NAPERVILLE, IL 60563**

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


1509 West Grand Avenue  
Chicago, Illinois 60642

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

**SEND SUBSEQUENT TAX BILLS TO:**

*Patrick A. Siciliano*  
1509 W Grand Ave  
Chicago, IL 60642

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REAL ESTATE TRANSFER TAX		13-Jul-2020
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-08-130-009-0000 | 20200701624432 | 1-389-889-248

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

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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.

First American Bank, not personally but solely as successor trustee to FirstMerit Bank, N.A., as successor trustee to Midwest Bank and Trust Company, under trust agreement dated April 12, 2010 and known as Trust Number 10-4-8780

DATED June 22, 2020

By: *Dawn Griffin*  
Grantor or Agent Signature Dawn Griffin, Senior Vice President-Trust Officer

Subscribed and sworn to before me this 22<sup>nd</sup> day of June, 2020



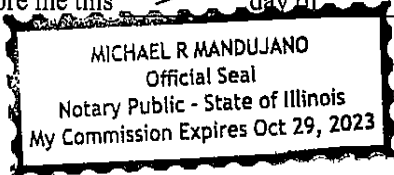
*Valerie Hackman*  
NOTARY PUBLIC

The Grantee or his/her 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 7/13, 2020

*Julie Deak*  
Grantee or Agent Signature

Subscribed and sworn to before me this 13 day of July, 2020



*[Signature]*  
NOTARY PUBLIC

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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).