

# UNOFFICIAL COPY

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## TRUSTEE'S DEED TENANCY BY THE ENTIRETY

Doc#: 2028444222 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/12/2020 01:25 PM Pg: 1 of 3

Dec ID 20200801663342  
ST/CO Stamp 0-806-892-000 ST Tax \$480.00 CO Tax \$240.00  
City Stamp 0-905-916-896 City Tax: \$5,040.00

After Recording Mail to:

ROBERT H. ZELEK, ESQ.  
1420 RENAISSANCE DR.  
STE 312  
PARK RIDGE, IL 60068

Name and Address of Taxpayer:

FRANCES DONOVAN  
5322 W ACATITE AVE  
CHICAGO, IL 60630  
↑ grantee address

THIS INDENTURE, made this August 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 Community Savings 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 October 7, 2011, and known as Trust Number LT-2512, Party of the First Part, and Frances Donovan and Sean Shaffer, Parties 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 said Parties of the Second Part, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY with the right of survivorship, the following described real estate situated in Cook County, Illinois, to wit:

PIN #: 13-21-106-022-0000  
Property Address: 5354 W. Byron Street, Chicago, IL 60641

STEWART TITLE  
100 E. Dixon Road, Suite 100  
Naperville, IL 60563

together with the tenements and appurtenances thereunto belonging; TO HAVE AND TO HOLD the same unto said Parties of the Second Part forever, not in tenancy in common, but AS TENANTS BY THE ENTIRETY with the right of survivorship.

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, General taxes for the year 2020 and subsequent years.

| REAL ESTATE TRANSFER TAX                            |          | 24-Aug-2020 |
|---|----------|-------------|
|   | CHICAGO: | 3,600.00    |
|   | CTA:     | 1,440.00    |
|   | TOTAL:   | 5,040.00 *  |
| 13-21-106-022-0000   20200801663342   0-805-916-896 |          |             |

| REAL ESTATE TRANSFER TAX                            |           | 24-Aug-2020 |
|---|-----------|-------------|
|   | COUNTY:   | 240.00      |
|   | ILLINOIS: | 480.00      |
|   | TOTAL:    | 720.00      |
| 13-21-106-022-0000   20200801663342   0-806-892-000 |           |             |

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

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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 Trust Officer and by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., As Successor Trustee aforesaid

By: B.P. Helms Trust Officer  
Brenda P. Helms

Attest: Cathryn D. Jeff Vice President  
Cathryn D. Jeff

STATE OF ILLINOIS)

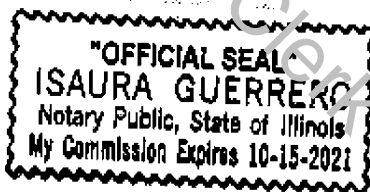
)ss.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this August 19, 2020.

Isaura Guerrero  
Notary Public



Illinois Transfer Stamp - Exempt under provisions of paragraph \_\_\_\_\_ section 4, Real Estate Transfer Act

\_\_\_\_\_  
Buyer, Seller or Representative

Prepared by: Isaura Guerrero, Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, IL 60625-5188 - (773) 267.7300, Ext. 1456 FAX 773.267.9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.  
MAIL TO GRANTEE OR GRANTEE'S ATTORNEY OR AGENT.**

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## EXHIBIT "A" LEGAL DESCRIPTION

"LOT 66 IN WILLIAM H. BRITIGAN'S 4<sup>TH</sup> ADDITION TO PORTAGE PARK IN THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS."

Permanent Index Number: 13-21-106-022-0000

Address of Real Estate: 5354 West Byron Street, Chicago, IL 60641

Property of Cook County Clerk's Office