

# UNOFFICIAL COPY

Doc#: 2029220001 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 10/20/2020 09:16 AM Pg: 1 of 3

Dec ID 20200701623785  
ST/CO Stamp 1-144-389-344 ST Tax \$209.00 CO Tax \$104.50

## TRUSTEE'S DEED

(The above space for recorder's use only)

This Indenture, made this 24TH day of JULY, 2020, between First Secure Bank and Trust Co., (f/k/a Family Bank and Trust Company, f/k/a First State Bank and Trust Company of Palos Hills), an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 21ST day of AUGUST, 2007, and known as Trust Number 12-936, party of the first part, and TYLER TRAN and ~~PHUONG~~ T. VAN, husband and wife, as Tenant by the Entirety, party of the second part, <sup>(PHUONG)</sup>

Address of Grantee: 8510 W. 95<sup>th</sup> Street, Hickory Hills, IL 60457

Witnesseth, that said party of the first part, in consideration of the sum of ten dollars, and other good and valuable considerations in hand paid, does hereby convey and quitclaim unto said party of the second part, the following described real estate, situated in **Cook County**, Illinois, to wit:

### PARCEL 1:

**THAT PART OF LOT 19 IN DE LUGASH'S 80<sup>TH</sup> AVENUE ACRES, A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER IN SECTION 13, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 19; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID LOT 19 FOR A DISTANCE OF 168.08 FEET TO A POINT; THENCE DUE NORTH FOR A DISTANCE OF 47.04 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID CENTER LINE AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 51 FEET TO A POINT ON THE CENTER LINE OF A NORTH SOUTH WALL; THENCE NORTH 0 DEGREES 08 MINUTES 13 SECONDS EAST ALONG SAID CENTER LINE AND ITS NORTHERLY EXTENSION FOR A DISTANCE OF 28.98 FEET TO A POINT; THENCE DUE WEST FOR A DISTANCE OF 50.93 FEET TO A POINT; THENCE**

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**DUE SOUTH FOR A DISTANCE OF 28.96 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR TIFFANY TOWNHOMES RECORDED OCTOBER 30, 1992 AS DOCUMENT 92804549.**

**COMMONLY KNOWN AS: 7941 W. TIFFANY COURT, PALOS HILLS, IL 60465**

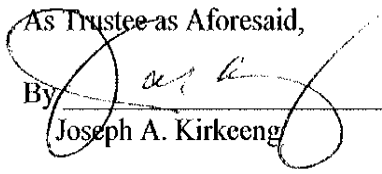
**PIN: 23-13-103-038-0000**



Together with the tenements 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 forever of said party of the second part.

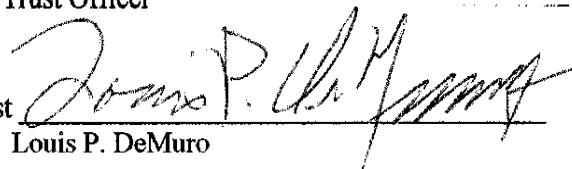
This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned.

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 attested by its Assistant Trust Officer, the day and year first above written.

As Trustee as Aforesaid,  
By   
Joseph A. Kirkeeng

REAL ESTATE TRANSFER TAX		10-Aug-2020
	COUNTY:	104.50
	ILLINOIS:	209.00
	<b>TOTAL:</b>	<b>313.50</b>
23-13-103-038-0000		20200791623785   1-144-389-344

Its: Trust Officer

Attest   
Louis P. DeMuro

Its: Assistant Trust Officer

THIS DOCUMENT WAS PREPARED AND DRAFTED BY:

First Secure Bank and Trust Company  
Louis P. DeMuro, Assistant Trust Officer  
10360 S. Roberts Road  
Palos Hills, IL 60465

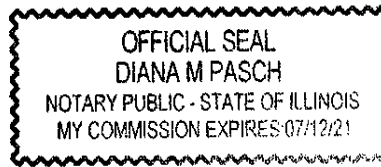
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STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT **Joseph A. Kirkeeng**, Trust Officer of FirstSecure Bank and Trust Co., and **Louis P. DeMuro**, Assistant Trust Officer of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer, respectively, appeared before me this day in person and acknowledged that they signed and delivered the 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 Trust Officer did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his 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 24th day of July, 2020:

*Diana M. Pasch*  
\_\_\_\_\_  
Notary Public



**Mail Tax Bills To:**

<i>TYLER Tran</i>
<i>7941 W. Tiffany court</i>
<i>Dalos Hills, IL 60465</i>

**Mail Recorded Deed To:**

<i>Steven Kudulic</i>
<i>3333 Warrandale Rd, Ste 200</i>
<i>Lisle, IL 60532</i>