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TRUSTEE'S DEED - JOINT TENANCY

Doc# 2103321140 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/02/2021 10:31 AM Pg: 1 of 3

Dec ID 20210101607869
ST/CO Stamp 1-912-446-992
City Stamp 0-767-148-048

THIS INDENTURE Made this 29th day of December 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 26th day of April 2002, and known as Trust Number 17306, party of the first part

and **ROBERT G. KELLY AND KAREN M. KELLY AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, of 8424 Country Club Lane, Orland Park, IL 60462, parties 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 parties of the second part, not as tenants in common but as joint tenants with right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

THE WEST 40 FEET OF LOT 40 IN J.S. HOVLAND'S RESUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 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 parties of the second part not in tenancy in common but in joint tenancy and to the proper use, benefit and behoof of said parties of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year _____ and subsequent; and zoning and building laws and ordinances.

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, this 29th day of December, 2020.

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Exempt under provisions of Paragraph 2
Section 31-45, Property Tax Code.

12-31-20 Robert G. Kelly
Date Buyer, Seller or Representative

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: Susan J. Zelek
Authorized Signer

Attest: Peggy Regas
Authorized Signer

STATE OF ILLINOIS
COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Susan J. Zelek, Authorized Signer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer 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 29th day of December, 2020.

[Signature]
Notary Public.



THIS INSTRUMENT WAS PREPARED BY

Susan Zelek
First Midwest Bank, Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

3757 W. 103rd Street
Chicago, IL 60655

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Robert G. Kelly
8424 Country Club Lane
Orland Park, IL 60462

PERMANENT INDEX NUMBER

24-14-102-012-0000

MAIL TAX BILL TO

Robert G. Kelly
8424 Country Club Lane
Orland Park, IL 60462

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STATEMENT BY GRANTOR AND GRANTEE

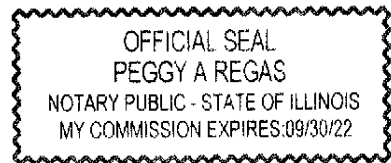
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 of Illinois.

FIRST MIDWEST BANK, AS
TRUSTEE AND NOT PERSONALLY

Date December 29, 2020

Signature [Handwritten Signature]
(Grantor)

Subscribed and sworn to before me
by the said GRANTOR
this 29th day of December, 2020



Notary Public [Handwritten Signature]

The grantee or his agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Date 12-31, 2020

Signature [Handwritten Signature]
(Grantee)

Subscribed and sworn to before me
by the said Robert B. Kelly
this 31st day of December, 2020



Notary Public [Handwritten Signature]

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 of a Class A misdemeanor for subsequent offenses.

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