

UNOFFICIAL COPY

Doc#: 2106434201 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/05/2021 12:48 PM Pg: 1 of 2



Dec ID 20210201640559
ST/CO Stamp 0-031-558-672 ST Tax \$450.00 CO Tax \$225.00
City Stamp 1-719-815-184 City Tax: \$4,725.00

TRUSTEE'S DEED (CORPORATION)

THIS INDENTURE, made this 27th day of January, 2021 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 5th day of September, 2001, and known as Trust No. 01-1-7908, party of the first part, and Zion Investments, Ltd., an Illinois Corporation, of 3706 W. Montrose Avenue, Chicago, Illinois 60618,-----party of the second part.

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:

THE SOUTH 40 FEET OF LOTS 6 AND 7 IN BLOCK 8 IN ROBERT S. DISNEY'S IRVING PARK SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 13-14-126-003-0000

Commonly known as: 4415 N. Hamlin Avenue, Chicago, Illinois 60625

Subject to: General real estate taxes for 2020, 2021 and subsequent years, building lines or other use or occupancy restrictions, covenants, conditions, and restrictions of record; condominium declaration and bylaws; zoning laws and ordinances; easements for public utilities.

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 Assistant 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: *Richard A. Tinajero*
Assistant 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 RICHARD A. TINAJERO 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 Assistant 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 Assistant 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 & 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 27th day of January, 2021.

Ilene Si Kaye

Notary Public



RETURN TO:

Zion Investments, LTD
3706 W. Montrose Ave
Chicago, IL 60618

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

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

4415 N. Hamlin Avenue
Chicago, Illinois 60625

SEND SUBSEQUENT TAX BILLS TO:

Zion Investments, LTD
3706 W. Montrose Ave
Chicago, IL 60618