

UNOFFICIAL COPY

Owner: First Midwest Bank successor to Heritage Trust Company, successor to Heritage Bremen Bank and Trust Company successor to Bremen Bank and Trust Company as Trustee under Trust Agreement dated April 28, 1987 known as Trust No. 87-2982

Doc#: 2106816068 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2021 03:44 PM Pg: 1 of 5

Dec ID 20210201629348
ST/CO Stamp 0-779-131-920

Route: 175th St
Section: Oak Park Ave to Ridgeland Ave
County: Cook
Project No.: 17-B6125-00-EG
Job No.:
Parcel No.: 2009
P.I.N. No.: 28-31-203-045

TRUSTEE'S DEED (Corporation) (Non-Freeway)

First Midwest Bank successor to Heritage Trust Company, successor to Heritage Bremen Bank and Trust Company successor to Bremen Bank and Trust Company as Trustee under Trust Agreement dated April 28, 1987 known as Trust No. 87-2982, (Grantor), in consideration of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00), receipt of which is hereby acknowledged, grants and conveys to the County of Cook, a body politic and corporate of the State of Illinois ("County") (Grantee), all the existing legal and equitable rights of the Grantor in the premises described herein, and, without limitation, any after acquired title in the described premises:

See attached legal description.

Address: 6401 West 175th Street, Tinley Park, Illinois 60477

situated in the County of Cook, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

REAL ESTATE TRANSFER TAX

22-Feb-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-31-203-045-0000

| 20210201629348 | 0-779-131-920

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Dated this 21st day of January, 2021

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.

First Midwest Bank successor to Heritage Trust Company, successor to Heritage Bremen Bank and Trust Company successor to Bremen Bank and Trust Company as Trustee under Trust Agreement dated April 28, 1987 known as Trust No. 87-2982

By: Peggy A. Regas
Signature of Trustee
Peggy A. Regas Authorized Signer

Print Name and Title

ATTEST:

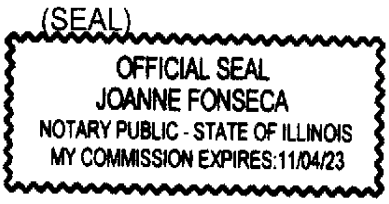
By: Susan J. Zelek
Signature
Susan J. Zelek Authorized Signer

Print Name and Title

State of Illinois)
County of Will) ss

This instrument was acknowledged before me on JANUARY 21, 2021, by
Peggy A. Regas, as Authorized Signer
and Susan J. Zelek, as Authorized Signer

of First Midwest Bank successor to Heritage Trust Company, successor to Heritage Bremen Bank and Trust Company successor to Bremen Bank and Trust Company as Trustee under Trust Agreement dated April 28, 1987 known as Trust No. 87-2982.



Joanne Fonseca
Notary Public
My Commission Expires: 11/4/23

Exempt under 35 ILCS 200/31-45(b), Real Estate Transfer Tax Law.

1-29-2021
Date

Robert Weber
Buyer, Seller or Representative

This instrument was prepared by: J. Steve Santacruz, Santacruz Land Acquisitions, 222 Northfield Road, Suite 201, Northfield, IL 60093

and after recording, mail this instrument and future tax bills to:

Cook County Highway Department, 69 W. Washington, Room 2300, Chicago, IL 60602-1369

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Route: 175th Street – Ridgeland
Avenue-Oak Forest Avenue
Improvements
Section: 17-B6125-00-EG
County: Cook
Job No.:
Parcel: 2009
Station: 26+12.47 to 26+28.66
Index No.: 28-31-203-045-0000

Legal Description

That part of Lot 2 in T.D. Galas' Subdivision, according to the plat thereof recorded May 18, 1965 as Document Number 19467234 of Lots 1 to 7, inclusive, in Lindberg and Wydeveld's Titan Arms according to the plat thereof recorded July 17, 1964 as Document Number 19187428, a resubdivision of Lots 5 and 6 in Block 1 in Elmore's Tinley Park Estates, being a subdivision of the Northeast Quarter of the Northeast Quarter of Section 31, Township 36 North, Range 13 East of the Third Principal Meridian, bearings and distances based on the Illinois State Plane Coordinate System East Zone, described as follows:

Beginning at the northeast corner of said Lot 2; thence South 01 degrees 56 minutes 25 seconds East along the east line of said Lot 2 a distance of 25.00 feet; thence North 34 degrees 25 minutes 45 seconds West, 29.79 feet to the north line of said Lot 2; thence North 88 degrees 30 minutes 27 seconds East along said north line of Lot 2 a distance of 16.00 feet to the Point of Beginning, in Cook County, Illinois.

Said parcel containing 0.005 acres more or less or 200 square feet more or less.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 1 | 29 | 2021

SIGNATURE: *Robert West*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

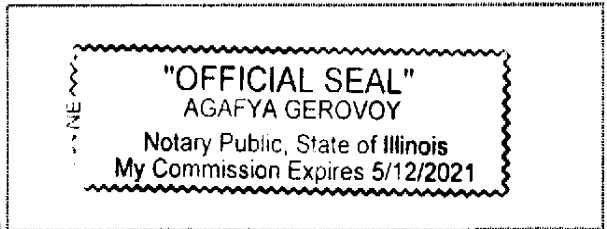
Agafya Gerovoy

By the said (Name of Grantor): *Robert West*

On this date of: 1 | 29 | 2021

NOTARY SIGNATURE: *Agafya Gerovoy*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 1 | 29 | 2021

SIGNATURE: *Robert West*
GR/ANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

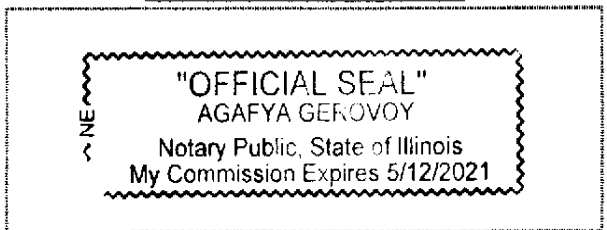
Agafya Gerovoy

By the said (Name of Grantee): *Robert West*

On this date of: 1 | 29 | 2021

NOTARY SIGNATURE: *Agafya Gerovoy*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

ROBIN G WEDER, being duly sworn on oath, states that she resides at 222 Northfield Rd, Northfield IL 60063. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- ⑦ The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-3 b. 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Robin G Weder

SUBSCRIBED and SWORN to before me

this 29 day of January, 2021.

[Signature]

