

# ALBANK UNOFFICIAL COPY

## TRUSTEE'S DEED

After Recording Mail To:

ZADRONY LAW FIRM LLC  
636 S RIVER RD  
SUITE 1006  
DES PLAINES

Grantee's Address

Name and Address of Taxpayer:

MARK JOHLER  
645 MERDON CT  
DES PLAINES IL 60016

Doc#: 2110201587 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/12/2021 02:29 PM Pg: 1 of 3

Dec ID 20210401684231

ST/CO Stamp 0-678-484-496 ST Tax \$430.00 CO Tax \$215.00

THIS INDENTURE, made this March 29, 2021, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, 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 September 29, 2005, and known as Trust Number 11-6080, Party of the First Part, and Mark Johler,\* Party of the Second Part;

\* AND PATRICIA JOHLER, HUSBAND AND WIFE, AS JOINT TENANTS 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 the Party of the Second Part, the following described real estate situated in Cook County, Illinois, to wit:

LEGAL DESCRIPTION: See attached Exhibit A, made a part hereof

Property Address: 2150 S. Foster Ave, Wheeling, IL 60090


PIN #: 03-23-406-006-0000

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove forever of said Party 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 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, all taxes for the year 2021 and subsequent years, not yet due and payable.

**FIRST AMERICAN TITLE**

**FILE # 3089019**

 **WHEELING**  
**Real Estate Transfer Approved**  
Initials MB Date 3/29/21  
VALID FOR A PERIOD OF THIRTY (30)  
DAYS FROM THE DATE OF ISSUANCE

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IN WITNESS WHEREOF, said Party of the First Part has caused its name to be signed to these presents by its Trust Officer and attested by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

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

Attest: Cathryn Leff Vice President  
Cathryn Leff

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 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 March 29, 2021

Guerra Herrera  
Notary Public



Illinois Transfer Stamp - Exempt under provisions of Paragraph \_\_\_\_\_ Section 4, Real Estate Transfer Act

### Buyer, Seller or Representative

Date \_\_\_\_\_

**Prepared by:** Isaura Guerrero, Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.433.1456 - FAX 773.267-9405

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

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

LOT 23 IN PALWAUKEE INDUSTRIAL PARK, BEING A SUBDIVISION  
OF PART OF THE SOUTH EAST 1/4 OF SECTION 23, TOWNSHIP 42  
NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.

Permanent Tax Index Number: 03-23-406-006-0000

Commonly Known As: 2150 South Foster, Wheeling, Illinois

Property of Cook County Clerk's Office