



2110319003D

Trustee's Deed

Doc# 2110319003 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/13/2021 09:09 AM PG: 1 OF 4

THIS INDENTURE made this 16 day of January 2021, between **Andrea C. Faikus, trustee of the Andrea C. Faikus Trust dated September 11, 2002**, as Grantor, and **ECA Properties, LLC**, a Limited Liability Company organized under the laws of the State of Illinois, having its principal office at the following address: 231 S Edgewood, LaGrange, IL 60525, as Grantee,

WITNESSETH, the Grantor, in consideration of the sum of ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby convey and quitclaim unto the Grantee, in fee simple forever, the following described real estate, situated in Cook County, Illinois, to-wit:

(The above space for Recorder's use only)

UNIT NUMBER 539-C IN BANYON COVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 3 IN STEPINAS SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST ONE MILLIONTH PART THEREOF) IN COOK COUNTY, ILLINOIS, TOGETHER WITH THOSE COMMON INTERESTS DESCRIBED IN THE DECLARATION OF CONDOMINIUM AND BYLAWS, INCLUDING AMENDMENTS, IF ANY, RECORDED AS DOCUMENT 27308147, OF THE AFORESAID COUNTY RECORDS.

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME HEREOF; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD; BUILDING LINES AND EASEMENTS, IF ANY.

Permanent Property Index No.: 18-08-200-074-1027

Address: 539 Banyon Lane, Unit C, LaGrange, IL 60525

UNOFFICIAL COPY

The Grantor executes this deed as such Trustee and not individually, and is not to be held liable in her individual capacity in any way by reason of this deed. Any recourse under and by virtue of this deed shall be against the trust only.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e SECTION 31-45
REAL ESTATE TRANSFER TAX ACT.

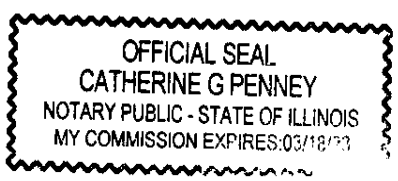
[Signature] 1/16/21
Buyer/Seller/Representative Date

Andrea C. Faikus, Trustee
Andrea C. Faikus, trustee of the Andrea C. Faikus Trust dated September 11, 2002

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Catherine G. Penney, a notary public in and for said County, in the state aforesaid, do hereby certify that **Andrea C. Faikus, trustee of the Andrea C. Faikus Trust dated September 11, 2002**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act as trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16 day of January 2021.



Catherine G. Penney
Notary Public

This instrument was prepared by Timothy G. Carroll, Harrison Held Carroll & Wall, LLP, 333 West Wacker Drive, Suite 1700, Chicago, IL 60606-1247.

Mail to:

Timothy G. Carroll
333 W Wacker Drive
Suite 1700
Chicago, Illinois 60606-1247

Mail subsequent tax bills to:

ECA Properties, LLC
Timothy G. Carroll, Manager
231 S Edgewood
LaGrange, IL 60525

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

12-Apr-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-08-200-074-1027

20210401690762

1-082-562-064

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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: 11/16/2021

SIGNATURE: *Andrea C. Zwick*
GRANTOR or AGENT

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

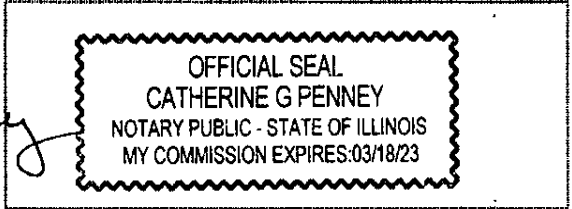
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 11/16/2021

NOTARY SIGNATURE: *Catherine G Penney*

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: 11/16/2021

SIGNATURE: *[Signature]*
GRANTEE or AGENT

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

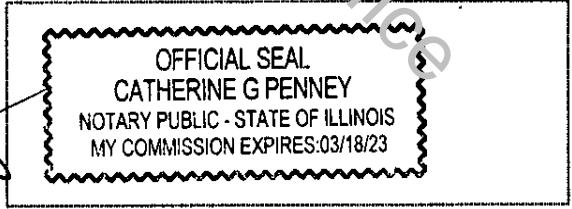
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 11/16/2021

NOTARY SIGNATURE: *Catherine G Penney*

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)**)