

# UNOFFICIAL COPY

Doc# 2120318230 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/22/2021 08:29 AM Pg: 1 of 2

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Dec ID 20210401696149  
ST/CO Stamp 0-520-371-728 ST Tax \$335.00 CO Tax \$167.50  
City Stamp 1-711-586-832 City Tax: \$3,517.50

## TRUSTEE'S DEED (LIMITED LIABILITY COMPANY)

**GIT** THIS INDENTURE made this 9th day of April, 2021 between FIRST AMERICAN BANK, 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 24th day of August, 2015, and known as Trust No. 1-15-106, party of the first part, and **City West Division LLC Series 2708, an Illinois Limited Liability Company, of 3324 W. North Avenue, Chicago, Illinois 60647,**-----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:

**LOT 39 IN BLOCK 7 IN HUMBOLDT PARK RESIDENCE ASSOCIATION SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Numbers: 16-01-230-032-0000  
Commonly known as: 2708 W. Division Street, Chicago, Illinois 60622

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 First 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: *Lena B. Whitaker*  
First 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 LENA B. WHITAKER 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 First 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 First 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 9th day of April, 2021

*Ilene Si Kaye*  
Notary Public



RETURN TO:

City West Division LLC, Series 2708  
3324 W North Ave  
Chicago, IL 60647

FOR INFORMATION ONLY INSERT

STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE.

2708 W. Division Street  
Chicago, Illinois 60622

Document Prepared By:

First American Bank  
218 West Main Street  
West Dundee, Illinois 60118

SEND SUBSEQUENT TAX BILLS TO:

City West Division LLC, Series 2708  
3324 W North Ave  
Chicago, IL 60647

REAL ESTATE TRANSFER TAX		28-Apr-2021	
	COUNTY:	167.50	
	ILLINOIS:	335.00	
	TOTAL:	502.50	
16-01-230-032-0000   20210401696149   0-520-371-728			

REAL ESTATE TRANSFER TAX		28-Apr-2021	
	CHICAGO:	2,512.50	
	CTA:	1,005.00	
	TOTAL:	3,517.50 *	
16-01-230-032-0000   20210401696149   1-711-586-832			
* Total does not include any applicable penalty or interest due.			