

# UNOFFICIAL COPY

Doc# 2121139250 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/30/2021 01:55 PM Pg: 1 of 3

## ALBANK

### TRUSTEE'S DEED

After Recording Mail To:

Mary Fernandez

3031 N. Octavia Ave  
Chicago, IL  
60707

Name and Address of Taxpayer:

Mary Fernandez

3031 N. Octavia Ave  
Chicago, IL  
60707

THIS INDENTURE, made this July 21, 2021, between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Community Savings Bank under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated January 21, 2006 and known as Trust Number LT-2077, Party of the First Part, and Mary Fernandez, Party of the Second Part;

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: 3031 N. Octavia, Chicago, IL 60707  
PIN #: 12-25-214-005-0000

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 TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

21138760 1/2

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IN WITNESS WHEREOF, said Party of the First Part has caused its name to be signed to these present by its Vice Presidents, the day and year first above written.

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

By: Brenda P. Helms Trust Officer

Attest: Andrew Schwebel Vice President

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 Vice President and Trust Officer are 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 July 21, 2021.

Isaura Guerrero  
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 10 (EXCEPT THE NORTH 80 FEET) AND LOT 9 (EXCEPT THE SOUTH 80 FEET) IN BLOCK 3 IN H.O. STONE AND COMPANY'S SUBDIVISION OF THE EAST 60 ACRES OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE PART DEDICATED FOR BELMONT AVENUE AND EXCEPT THAT PART LYING NORTH OF BELMONT AVENUE) IN COOK COUNTY, ILLINOIS

Property Address: 3031 N. Octavia, Chicago, IL 60707  
PIN #: 12-25-214-005-0000

REAL ESTATE TRANSFER TAX		21-JUL-2021	
		COUNTY:	227.50
		ILLINOIS:	455.00
		TOTAL:	682.50
12-25-214-005-0000   20210701613702   1-291-004-688			

REAL ESTATE TRANSFER TAX		21-JUL-2021	
		CHICAGO:	2,412.50
		CTA:	1,365.00
		TOTAL:	4,777.50*
12-25-214-005-0000   20210701613702   0-495-897-360			

\* Total does not include any applicable penalty or interest due.

Property of Cook County Clerk's Office