

# UNOFFICIAL COPY



\*2125316039D\*

Doc# 2125316039 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/10/2021 02:37 PM PG: 1 OF 3



## TRUSTEE'S DEED (INDIVIDUAL)

**THIS INDENTURE**, made this 1st day of September, 2021 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, as successor trustee to MIDWEST TRUST SERVICES, INC., 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 23rd day of December, 1992, and known as Trust No. 92-6419, party of the first part, and **Michael Giuffre, a single person**,-----party of the second part.

GRANTEE'S ADDRESS: 2421 N. 77th Court, Unit 2W, Elmwood Park, Illinois 60707-----

**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:

**SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT "A".**

Permanent Index Number: 12-25-330-053-1003

Commonly known as: 2421 N. 77th Court, Unit 2W, Elmwood Park, Illinois 60707 .

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.)

### REAL ESTATE TRANSFER TAX

10-Sep-2021



COUNTY:	67.00
ILLINOIS:	134.00
TOTAL:	201.00

12-25-330-053-1003

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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 1st day of September, 2021.

*Ilene Si Kaye*

Notary Public



**RETURN TO:**

Michael Giuffre  
2421 N. 77th Ct. Unit 2W  
Elmwood Park IL 60707

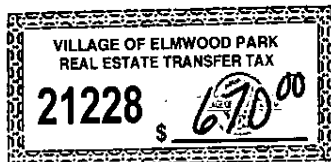
FOR INFORMATION ONLY INSERT  
STREET ADDRESS OF ABOVE  
DESCRIBED PROPERTY HERE:

2421 N. 77th Court, Unit 2W  
Elmwood Park, Illinois 60707

Document Prepared By:  
First American Bank  
218 West Main Street  
West Dundee, Illinois 60118

**SEND SUBSEQUENT TAX BILLS TO:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

UNIT 2W IN THE SILVANA COURTS II CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 9 (EXCEPT THE SOUTH 50 FEET THEREOF) IN BLOCK 21 IN THE SUBDIVISION OF THE FIRST ADDITION TO ELLSWORTH IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MIDWEST BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 3, 1962 AND KNOWN AS TRUST NUMBER 82-09-3929 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 12, 1994 AS DOCUMENT NUMBER 94719177, TOGETHER WITH ITS UNDIVIDED 17.0 PERCENTAGE INTEREST IN SAID PARCEL.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE #2W AND STORAGE SPACE #2W AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT #94719177.

Permanent Index Number: 12-25-330-053-1003

Common Address: 2421 N. 77th Court, Unit 2W, Elmwood Park, Illinois 60707