

UNOFFICIAL COPY



LAKESIDE BANK

TRUSTEE'S DEED

THIS INDENTURE, Made this 8th
Day of March, 2021

between Lakeside Bank, an Illinois Banking Corporation, as Trustee, and not personally, under the provisions of a deed or deeds in trust duly recorded and delivered to said Lakeside Bank, in pursuance of a Trust Agreement dated the 1st day of

December, 2014 and known as Trust Number 20-1037, party of the first part and

Sandra E. Kowalski, 1746 N. Larrabee

of Chicago, Illinois 60614

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and no/100
(\$10.00) Dollars, and other good and valuable consideration in hand paid, does hereby convey and quit claim unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Exhibit A attached.

Fidelity National Title

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use and benefit forever of said party of the second part.

Property Address 1746 N. Larrabee, Chicago, IL 60614

Permanent Index Number: 14-33-303-132-1004

Doc#: 2130806169 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/04/2021 10:44 AM Pg: 1 of 5

Dec ID 20210901671924

ST/CO Stamp 0-001-851-152

City Stamp 0-864-272-144

(The Above Space for Recorder's Use Only)

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This deed is executed by party of the first party pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of any trust deeds or mortgages of record, in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Vice-President and Trust Officer and attested by its Assistant Trust Officer, the date and year first above written.

This instrument was prepared by the
Land Trust Department of Lakeside Bank
55 W. Wacker Drive
Chicago, Illinois 60601-1699

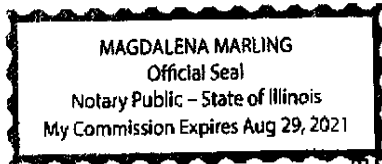
Lakeside Bank
As Trustee Aforesaid,

By [Signature]
Vice-President and Trust Officer

Attest [Signature]
Assistant Trust Officer or Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Magdalena Marling, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Conzelmann Vice-President and Trust Officer of Lakeside Bank and Timothy Savoca Assistant Trust Officer or Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Officers, 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, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said Assistant Trust Officer or Secretary did also then and there acknowledge that M Conzelmann as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instruments as his 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 10th Day of February, 2021.



[Signature]
NOTARY PUBLIC

MAIL TO: _____

TAX BILLS TO: _____

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Exhibit A

ACQUEST TITLE SERVICES, LLC

2800 West Higgins Road, Suite 180, Hoffman Estates, IL 60169

AS AGENT FOR

Fidelity National Title Insurance Company

Commitment Number 2016110007

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

Parcel 1: Unit Number 4, in the Larrabee Court III Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel):

Certain Lots and parts of Lots in Ram, and others subdivision, county clerk's division, Mueller's Subdivision, Assessor's Division and Buntcher's Subdivision of parts of Lots 9 through 16, both inclusive, in Block 2 in Sheffield's Addition to Chicago in the West 1/2 of the Southwest 1/4 of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian which survey is attached as exhibit "A" to Declaration of Condominium made by American National Bank and Trust Company of Chicago, as trustee under trust agreement dated December 22, 1972 and known as Trust Number 77406, recorded in the office of the recorder of deeds of Cook County, Illinois, as Document Number 24146726, together with an undivided percentage interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1, as created by deed from Larrabee Court Associates to American National Bank and Trust Company of Chicago, as Trustee under trust agreement dated December 22, 1972 and known as Trust Number 77406, recorded January 4, 1973 as Document Number 22176471, for ingress and egress of persons and motor vehicles and the right to construct, pave and maintain a driveway over and through the land as described in said deed, aforesaid, in Cook County, Illinois.

PIN 14-33-303-132-1004

FOR INFORMATION PURPOSES ONLY:
THE SUBJECT LAND IS COMMONLY KNOWN AS:
1746 North Larrabee Street
Chicago, IL 60614

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FIDELITY NATIONAL TITLE

20 N. CLARK - SUITE 220, CHICAGO, ILLINOIS 60602

PHONE: (312) 621-5000

FAX: (312) 621-5033

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 5th, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said Agent
this 5 day of March
2021.

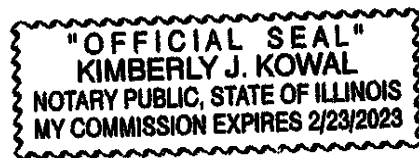


[Signature]
Notary Public

The grantor or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 or hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated March 5th, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Agent
this 5 day of March
2021.




[Signature]
Notary Public

NOTE: 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 Section 4 of the Illinois Real Estate Transfer Tax Act.]

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REAL ESTATE TRANSFER TAX		14-Sep-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-33-303-132-1004 | 20210901671924 | 0-864-272-144

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

REAL ESTATE TRANSFER TAX		14-Sep-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-33-303-132-1004 | 20210901671924 | 0-001-851-152

**EXEMPT UNDER THE PROVISIONS
OF PARAGRAPH E SECTION
31-45 PROPERTY TAX CODE**

White 11/3/2021

Property of Cook County Clerk's Office