

# UNOFFICIAL COPY

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## TRUSTEE'S DEED - JOINT TENANCY

Doc#: 2131341009 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/09/2021 09:22 AM Pg: 1 of 4

Dec ID 20211001607698  
ST/CO Stamp 0-061-421-712  
City Stamp 1-393-481-872

**THIS INDENTURE** Made this 17<sup>th</sup> day of September, 2021, between **FIRST MIDWEST BANK** Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 29<sup>th</sup> day of September, 1994, and known as Trust Number 14584, party of the

first part and **STEFANI BAROUNES and JEFFREY TOTH**, of 19858 Foxborough Drive, Mokena, IL 60448, parties 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 considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, not as tenants in common but as joint tenants with right of survivorship the following described real estate, situated in Cook County, Illinois, to-wit:

### LEGAL DESCRIPTION

Address: 1313 N. Ritchie Ct , #2207 Chicago, IL 60610  
PIN #: 17-03-108-017-1041

R+N+O  
Carrington Title Partners, LLC  
1919 S. Highland Ave., Ste 315-B  
Lombard, IL 60148  
21-5300RD

together with the tenement and appurtenances thereunto belonging

**TO HAVE AND TO HOLD** the same unto said parties of the second part not in tenancy in common but in joint tenancy and to the proper use, benefit and behoof of said parties of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions, and restrictions of record, if any; general real estate taxes for the year **2021** and subsequent; and

This deed is executed 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 every trust deed or mortgage (if any there be) 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 Authorized Signer and attested by its Authorized Signer, this 17<sup>th</sup> day of September, 2021.

**FIRST MIDWEST BANK**, as Trustee as aforesaid,

By: \_\_\_\_\_

*[Handwritten Signature]*

Authorized Signer

Attest: \_\_\_\_\_

*[Handwritten Signature]*

Authorized Signer

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STATE OF ILLINOIS,  
SS:  
COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Authorized Signer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer and the attesting Authorized Signer 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 attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her 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 seal this 17<sup>th</sup> day of September, 2021.

*Susan J. Zelek*  
\_\_\_\_\_  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Joanne Fonseca  
First Midwest Bank, Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

MAIL TAX BILL TO

Stefani Barounes and Jeffrey Toth  
19858 Foxborough Drive  
Mokena, IL 60448

~~AFTER RECORDING~~

~~MAIL THIS INSTRUMENT TO~~

Stefani Barounes and Jeffrey Toth  
19858 Foxborough Drive  
Mokena, IL 60448

County-Illinois Transfer Stamps Exempt Under Provisions  
of Paragraph E 35ILCS 200/31-45 Property Tax Code

*Y. Vaughn*      10/15/21  
\_\_\_\_\_  
Buyer, Seller or Representative      Date

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## EXHIBIT A

UNIT 2207 IN RITCHIE COURT PRIVATE RESIDENCES CONDOMINIUM AS DELINEATED ON A SURVEY ON THE FOLLOWING DESCRIBED REAL ESTATE.

THAT PART OF LOTS 10 TO 14, INCLUSIVE, AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 2 IN H O STONE'S SUBDIVISION OF ASTOR'S ADDITION TO CHICAGO, IN THE FRACTIONAL NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF SAID LOT 10 WITH A LINE DRAWN PARALLEL TO AND 100 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) THE NORTH LINE OF SAID BLOCK 2 THENCE EAST ALONG THE LAST DESCRIBED LINE A DISTANCE OF 100 FEET, THENCE SOUTHEASTERLY ON A LINE DRAWN PARALLEL TO AND 100 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, TO THE NORTH LINE OF SAID LOT 4, THENCE EAST ON SAID NORTH LINE OF LOT 4 TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 102 FEET (AS MEASURED ON THE NORTH AND SOUTH LINE OF SAID BLOCK 2) EAST OF THE WEST LINE OF SAID BLOCK 2, THENCE SOUTHERLY ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 161.50 FEET, (MEASURED 161.51 FEET RECORD) MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID LOT 1, WHICH IS 102 FEET EAST OF THE SOUTHEAST CORNER OF SAID LOT 14 THENCE WEST

ALONG THE SOUTH LINE OF SAID BLOCK 2 (BEING THE NORTH LINE OF EAST GOETHE STREET), A DISTANCE OF 102 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 2, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID BLOCK 2 (BEING THE EASTERLY LINE OF RITCHIE COURT), A DISTANCE OF 182.47 FEET, MORE OR LESS, TO THE POINT OF BEGINNING

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 03081292 AND AMENDED BY DOCUMENT 94189912, AND AMENDED BY DOCUMENT 94790879, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY

Commonly known as: 1313 North Ritchie Court Unit 2207, Chicago, IL 60610  
PIN Number: 17-03-108-017-1041

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## STATEMENT BY GRANITOR AND GRANTEE

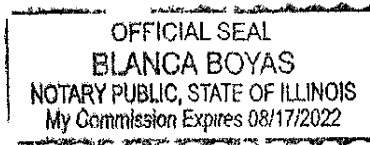
The grantor or his agent affirms that to the best of his knowledge the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated September 17, 2021 Signature: L. Vaughn  
L. Vaughn

Subscribed and sworn before me by L. Vaughn

This 17 day of September  
2021

[Signature]  
Notary Public



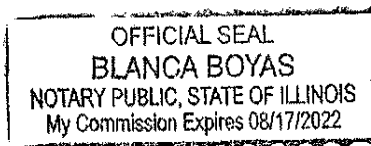
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated September 17, 2021 Signature: L. Vaughn  
L. Vaughn

Subscribed and sworn before me by L. Vaughn

This 17 day of September  
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, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)