

# UNOFFICIAL COPY

Doc#: 2204939284 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 01:17 PM Pg: 1 of 4

Dec ID 20211201661277  
ST/CO Stamp 0-013-291-920  
City Stamp 1-650-602-384

Property of Cook County Clerk's Office

**Recording Cover Page  
Fidelity National Title  
Trustee's Deed  
OC21040073**

# UNOFFICIAL COPY

TRUSTEE'S DEED (JOINT TENANCY)  
THIS INSTRUMENT WAS PREPARED BY

L. Diane Groszko  
BEVERLY BANK

1357 W. 103RD STREET, CHICAGO, ILLINOIS

(The above space for Recorder's use only)

THE GRANTOR, BEVERLY BANK, an Illinois corporation of Chicago, Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated the 8th day of May, 1984, and known as Trust Number B-7721, for the consideration of --Ten & 00/100-- dollars, and other good and valuable considerations in hand paid, conveys and quit claims to

HILTON J. TREGRE and EVELYN TREGRE, his wife  
not as tenants in common, but as joint tenants, parties of the second part, whose address is  
9723 South Lowe, Chicago, Illinois  
the following described real estate situated in Cook County, Illinois, to wit:

Parcel #1: Lot 3 - of Lots 24 to 46 inclusive in Block 12, and part of Lots 10 to 22 inclusive, in Blocks 1, 2, and 3 in Cornell, in the North East Quarter of the North West Quarter of Section 35, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

PIN:

Exempt under provisions of Paragraph E, Section 2001.2 of the Illinois Tax Code  
under provisions of Paragraph 1001.1 of the Illinois Tax Code  
Transaction Tax Exemption.

5/9/86  
Date Buyer, Seller, or Party as a

Together with the tenements and appurtenances thereto belonging.

To have and to hold unto said parties of the second part said premises not in tenancy in common but in joint tenancy forever.

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, 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 Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Trust Officer and attested by its Asst. Trust Officer this 9th day of May, 1986



BEVERLY BANK, as trustee as aforesaid

BY Patricia Robinson  
Trust Officer

ATTEST Shirley Pauloff  
Asst. Trust Officer

STATE OF ILLINOIS }  
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named TRUST OFFICER and ASST. Trust Officer of the BEVERLY BANK, Grantor, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such TRUST OFFICER and ASST. 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 and as the free and voluntary act of said Corporation for the uses and purposes therein set forth; and the said ASST. Trust Officer then and there acknowledged that said ASST. Trust Officer as custodian of the corporate seal of said Corporation, caused the corporate seal of said Corporation to be affixed to said instrument as said ASST. Trust Officer own free and voluntary act and as the free and voluntary act of said Corporation for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9th day of May, 1986.

Shirley Pauloff  
Notary Public MY COMMISSION EXPIRES 8-3-86

Exempt under provisions of Paragraph 1001.1, Section 2001.2 of the Illinois Tax Code  
Date: 5/9/86

NO TAXABLE CONSIDERATION

Office

FIDELITY NATIONAL TITLE  
1014  
0021040073

Document Number

DELIVER INSTRUCTIONS RECORDER'S OFFICE BOX NUMBER

NAME: Beth Mann Atty  
STREET: 15127 S 78th Ave #F  
CITY: Orland Park IL 60462

FOR INFORMATION ONLY  
INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE  
1142F 81st Street  
Chicago, Illinois

Mail To Tax B.11

# UNOFFICIAL COPY

## AFFIDAVIT REGARDING UNRECORDED DEED

State of Illinois

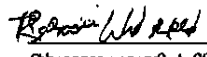
County of Cook

The undersigned, being first duly sworn, deposes and states that with respect to the land described in Fidelity National Title's Commitment Number OC21040073.

1. Affiant is beneficiary, titleholder, or holder of a contract interest in the property;
2. That affiant has been deemed the title holder of the contract by virtue of an affidavit of heirship on her mother Evelyn Tregre.
3. In clearing up the chain of title, the previous Land trustee, encouraged affiant to look through any old paperwork to determine if there existed an unrecorded deed which was done to deed the property out of trust since the trust company no longer exists and the successor land trust company did not purchase the closed files.
4. Affiant, did in fact, find the original unrecorded deed dated May 9, 1986.


The Affiant makes this affidavit for the purposes of inducing Fidelity National Title to insure the title to the land described in the above-noted Commitment.

Further, Affiant sayeth not.

DocuSigned by:  
  
 \_\_\_\_\_  
 Signature of Affiant  
 211 Marshall Dr., Louisville, KY 40207

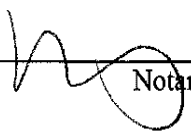
12/1/2021  
 \_\_\_\_\_  
 Date



Address Name of Affiant (please print)  
 RENEE WELLS  
 \_\_\_\_\_  
 Name Address of Affiant

REAL ESTATE TRANSFER TAX		07-Feb-2022
	CHICAGO:	0.00
	STA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>
20-35-113-073-0000   20211201661277   1-650-602-384		
* Total does not include any applicable penalty or interest due.		

Subscribed and sworn to before me this

1 day of Dec, 2021

  
 \_\_\_\_\_  
 Notary Public

REAL ESTATE TRANSFER TAX		07-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>
20-35-113-073-0000   20211201661277   0-013-291-920		



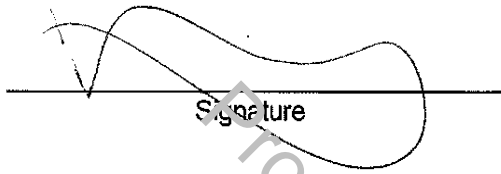
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or their agent affirms that, to the best of their 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 and hold title to real estate under the laws of the State of Illinois.

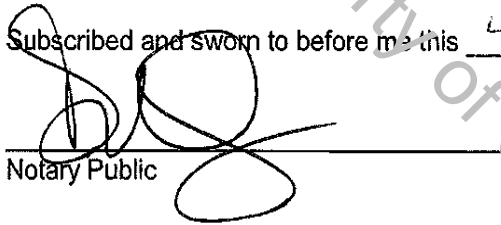
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTOR OR AGENT:**

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Subscribed and sworn to before me this 4 of February, 22.

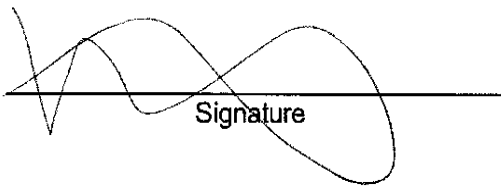
  
\_\_\_\_\_  
Notary Public



The grantee or their 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 and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

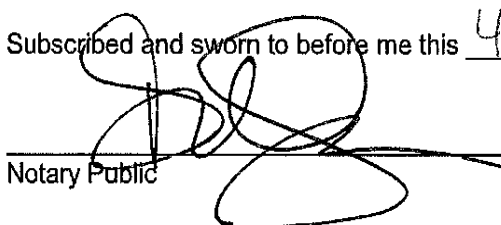
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

**GRANTEE OR AGENT:**

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

Subscribed and sworn to before me this 4 of February, 22.

  
\_\_\_\_\_  
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.]