



\*2206133047D\*

Doc# 2206133047 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/02/2022 03:08 PM PG: 1 OF 2



Chicago Title

2106SA435021LD

1 of 2 ct

**TRUSTEE'S DEED  
(LIMITED LIABILITY COMPANY)**

**THIS INSTRUMENT**, made this 28th day of January, 2022 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, 218 West Main Street, Dundee, Illinois 60118, an Illinois Banking Corporation, as Trustee under the provisions of a deed of trusts, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 14th day of August, 1975, and known as Trust No. 75-08-1565, party of the first part, and **7601 S PRAIRIE LLC, an Illinois limited liability company**, of 1101 N. Damen, Unit 3, Chicago, Illinois 60622,-----party of the second part.

**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:

**LOTS 11 AND 12 IN BLOCK 11 IN PITNER SUBDIVISION OF SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 20-27-310-001-0000

Commonly known as: 7601-7619 S. Prairie Avenue, Chicago, Illinois 60619 and 303-315 E. 76th Street, Chicago, Illinois 60619

**SUBJECT TO:** General Real Estate taxes not due and payable at the time of Closing; building lines and building restrictions of record; zoning and building laws and ordinances; public and utility easements; covenants and restrictions of record that do not materially interfere with the current use of the Property; party wall rights and agreements, if any; existing leases or tenancies; and encroachments, if any, that do not materially impact the use of the Property.

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.)

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# UNOFFICIAL COPY

**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 & 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: Beverly Hayes  
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 BEVERLY C. HAYES 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 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 Vice President & Trust Officer did also then and there acknowledge that said 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 Vice President's & 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 28th day of January, 2022.

Ilene Si Kaye  
Notary Public



**RETURN TO:**

7601 S. Prairie LLC  
401 N. Damen Unit 3  
Chicago, IL 60622

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

7601-7619 S. Prairie and 303-315 E 76<sup>th</sup> Street  
Chicago, Illinois 60619

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

**SEND SUBSEQUENT TAX BILLS TO:**

7601 S. Prairie LLC  
401 N. Damen Unit 3  
Chicago, IL 60622

REAL ESTATE TRANSFER TAX	U4-FED-2022
CHICAGO:	9,750.00
CTA:	3,900.00
<b>TOTAL:</b>	<b>13,650.00 *</b>

20-27-310-001-0000 | 20220101610897 | 2-009-108-880  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	U4-FED-2022
COUNTY:	650.00
ILLINOIS:	1,300.00
<b>TOTAL:</b>	<b>1,950.00</b>

20-27-310-001-0000 | 20220101610897 | 1-908-642-192