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Doc# 2206841072 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 02:55 PM PG: 1 OF 4

Property Address:

44 N. Vail Ave. #508

Arlington Heights Il 60005

TRUSTEE'S DEED

This Indenture, made this 26th day of November 2021, between Parkway Bank and Trust Company, an Illinois Banking Corporation, 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 June 12, 2001 and known as 12974 as party of the first part, and The Alfred F. Biancalana Revocable Trust dated 11/3/21, Alfred F. Biancalana, Trustee whose address is 2953 N. Parkside Ave, Chicago, Il 60634, as party(ies) of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant convey and quit claim unto the said party of the second part all interest in the following described real estate situated in Cook County, Illinois, to wit:

See Exhibit A for Legal Description and PIN together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, encumbrances of record and additional conditions, if any on the reverse side.

Parkway Bank and Trust Company, Trustee
under Trust Number 12974

By Danielle McKinley
Danielle McKinley
Assistant Trust Officer

Attest: Norma Pacheco
Norma Pacheco
Assistant Vice President

REAL ESTATE TRANSFER TAX		09-Feb-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

03-29-340-032-1091 | 20211201669620 | 0-676-573-584

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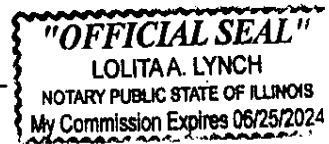
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, A Notary Public in an for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Danielle McKinley, Assistant Trust Officer and Norma Pacheco, Assistant Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instruments in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 26th day of November 2021.

Lolita Lynch

Notary Public



P.I.N.: 03-29-340-032-1091.

Property Commonly Known As: 44 N. Vail Avenue, #508, Arlington Heights, IL, 60005

MAIL RECORDED DEED TO:
Alfred F. Biancalana Revocable Trust
2953 N. Parkside Ave,
Chicago, IL 60634

MAIL TAX BILLS TO:
Alfred F. Biancalana Revocable Trust
2953 N. Parkside Avenue
Chicago, IL 60634

This instrument was prepared by: Danielle McKinley
Parkway Bank & Trust Company, 4800 N. Harlem Ave., Harwood Heights, IL 60706

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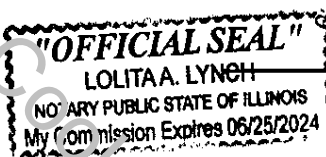
GRANTOR/GRANTEE STATEMENT

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 November 26, 2021

Signature *Daniel M. [Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 26th day of November, 2021

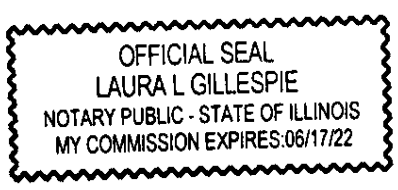
 *Lolita A. Lynch*
Notary Public

The grantee 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 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.

Dated 11-26-21

Signature *[Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 26th day of November, 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 a of a Class A misdemeanor for subsequent offenses.

Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LEGAL DESCRIPTION VAIL AVENUE CONDOMINIUM

PARCEL 1: UNIT 508 IN THE VAIL AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 4 IN BLOCK 24 IN THE TOWN OF DUNTON BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 29; THENCE NORTH 89 DEGREES 21 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE OF SAID BLOCK 24, 151.75 FEET; THENCE NORTH 00 DEGREES 38 MINUTES 34 SECONDS EAST, 265.17 FEET TO THE NORTH LINE OF SAID BLOCK 24; THENCE SOUTH 89 DEGREES 21 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID BLOCK 24, 150.11 FEET TO THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 24; THENCE SOUTH 00 DEGREES 17 MINUTES 22 SECONDS WEST ALONG THE EAST LINE OF SAID BLOCK 24, 265.20 FEET TO THE POINT OF BEGINNING; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 15, 2000 AS DOCUMENT NUMBER 00625338, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE
P 91, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION.

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PIN: 03-29-340-032-1091

COOK County Clerk's Office