

6954616

TRUSTEE'S DEED - JOINT TENANCY

Doc#: 2207007527 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/11/2022 10:57 AM Pg: 1 of 3

Dec ID 20220301647366

*THIS INDENTURE* Made this 16th day of February 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 30th day of January 1997, and known as Trust Number 15509, party of the first part

and **TOM TRIFONOPOULOS AND GUS TRIFONOPOULOS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, c. 7604 W. Gunnison, Harwood Heights, IL 60706, 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:

LOT 62 IN WESTWOOD HEIGHTS, A SUBDIVISION OF NORTH 1071.40 FEET OF THE EAST 12 ACRES OF LOT 1 IN HENRY JACQUES SUBDIVISION OF SOUTH 1/2 OF SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

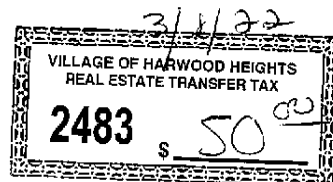
together with the tenement and appurtenances thereunto belonging.

*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 \_\_\_\_\_ and subsequent; and zoning and building laws and ordinances.

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 16th day of February, 2021.



# UNOFFICIAL COPY

Exempt under provisions of Paragraph e  
Section 31-45, Property Tax Code.

FIRST MIDWEST BANK, as Trustee as aforesaid,

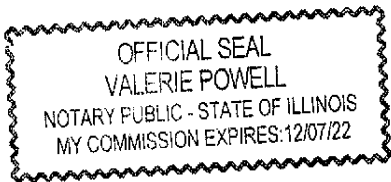
3/5/21  
Date  
[Signature]  
Buyer, Seller, or Representative

By: [Signature]  
Authorized Signer

Attest: [Signature]  
Authorized Signer

STATE OF ILLINOIS,  
COUNTY OF Will

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Susan J. Zelek, Authorized Signer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy 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 Trust Officer 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 16th day of February, 2021.

[Signature]  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Susan Zelek  
First Midwest Bank, Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

PROPERTY ADDRESS

7604 W. Gunnison  
Harwood Heights, IL 60706

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Tom Trifonopoulos  
Gus Trifonopoulos  
7604 W. Gunnison  
Harwood Heights, IL 60706

PERMANENT INDEX NUMBER

12-12-328-029

MAIL TAX BILL TO

Tom Trifonopoulos  
7604 W. Gunnison  
Harwood Heights, IL 60706

# UNOFFICIAL COPY

## 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 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.

FIRST MIDWEST BANK, AS  
TRUSTEE AND NOT PERSONALLY

Date 2-16 - \_\_\_\_\_, 2021

Signature *Brian J. Zulu*  
(Grantor)

Subscribed and sworn to before me  
by the said GRANTOR  
this 16th day of FEBRUARY, 2021



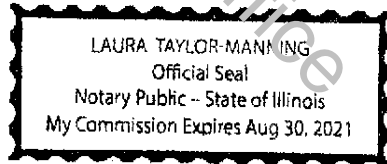
Notary Public *Peggy A. Regas*

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 and hold title to real estate under the laws of the State of Illinois.

Date 3/5 / \_\_\_\_\_, 2021

Signature *[Signature]*  
(Grantee)

Subscribed and sworn to before me  
by the said Grantee  
this 5 day of March, 2021



Notary Public *Laura Taylor-Manning*

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.)