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STC-1745878 / 10/1
**TRUSTEES' DEED
IN TRUST**

Doc#: 2224533051 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/02/2022 09:35 AM Pg: 1 of 4

After Recording Mail To:

grantee address
JOEL KOPPEL
7139 N. KEYSTONE
LINCOLNWOOD, IL 60112

Name and Address of Taxpayer:

SAME AS ABOVE

Dec ID 20220801611205
ST/CO Stamp 0-177-334-864 ST Tax \$65.00 CO Tax \$32.50
City Stamp 0-474-868-304 City Tax: \$717.75

This INDENTURE made this August 16, 2022, between ALBANY BANK & TRUST COMPANY N.A., association organized under the laws of the United States of America, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said bank in pursuance of a Trust Agreement dated December 1, 1987 and known as Trust Number 11-4493, Party of the First Part, and Joel Koppel Revocable Trust, Party of the Second part.

WITNESSETH, that said Party of the First Part, in consideration of the sum of TEN and NO/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby convey and quit claim unto Party of the Second Part, the following described real estate, situated in Cook County, Illinois, to wit:


LEGAL DESCRIPTION: See Attached Exhibit A

Property Address: 2038 W. North Ave, Chicago, IL 60647



PIN#: 14-31-333-011-0000

This conveyance is made pursuant to direction and with authority to convey directly to the Trust Grantee named herein. The powers and authority conferred upon said Trust Grantee are recited within this document hereof and incorporated herein by reference.

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 the 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, SUBJECT, HOWEVER to 2021 R. E. Taxes.

REAL ESTATE TRANSFER TAX		31-Aug-2022
	CHICAGO:	487.50
	CTA:	195.00
	TOTAL:	682.50 *
14-31-333-011-0000 20220801611205 0-474-868-304		

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		31-Aug-2022
	COUNTY:	32.50
	ILLINOIS:	65.00
	TOTAL:	97.50
14-31-333-011-0000 20220801611205 0-177-334-864		

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision or part thereof; and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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IN WITNESS WHEREOF, said Party of the First Part has caused its name to be signed to these presents by its Trust Officer and attested to by its Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A.

as trustee aforesaid,

By: *B P Helms* Trust Officer
Brenda P. Helms

Attest: *[Signature]* Vice President
Andrew Schwebel

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Trust Officer and the above named Vice President personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this, August 16, 2022.



Isaura Guerrero
Notary Public

Illinois Transfer Stamp
Exempt under provisions of Paragraph _____ Section 4, Real Estate Transfer Act

[Signature]
Buyer, Seller, or Representative

Prepared by: Isaura Guerrero, Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 – 773.433.1456 - FAX 773.267-9405

**DO NOT MAIL RECORDED DEED TO ALBANY BANK.
MAIL TO GRANTEE OR GRANTEE'S ATTORNEY OR AGENT.**

****This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**

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EXHIBIT "A" **LEGAL DESCRIPTION**

Lot 3 (Except that part conveyed to the Metropolitan West Side Elevated Railroad Company by deed recorded June 12, 1894, in Book 4759, Page 548) in Allen's Subdivision of that part of West 138 feet of the East 29 Rods of the South 12 Rods of the South 1/2 of the South 1/2 of the South West 1/4 of Section 31, Township 40 North, Range 14 East of the Third Principal Meridian, lying 101 feet Southwesterly of Milwaukee Avenue) in Cook County, Illinois.

Property of Cook County Clerk's Office