

TRUSTEE'S DEED

10/1-22012054HL-LG

After Recording Mail To:

My Property Holdings, LLC

601 Oakmont Lane Ste. 400

Westmont, IL 60559

Attn: Legal Department

Doc#: 2301045167 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/10/2023 03:04 PM Pg: 1 of 3

Dec ID 20221201623097

ST/CO Stamp 2-073-805-648 ST Tax \$2,400.00 CO Tax \$1,200.00

City Stamp 0-181-453-648 City Tax: \$25,200.00

Name and Address of Taxpayer:

My Property Holdings, LLC

601 Oakmont Lane, Ste. 400

Westmont, IL 60559

Attn: matt ebert

THIS INDENTURE, made this December 28, 2022, between ALBANY BANK & TRUST COMPANY N.A., an 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 April 1, 1998 and known as Trust Number 115701, Party of the First Part, and My Property Holding, LLC an Illinois Limited Liability Company, Party of the Second Part;

Holdings,

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

LEGAL DESCRIPTION: See attached Exhibit A, made a part hereof

Property Address: 3553 & 3547 N. Milwaukee Ave, Chicago

PIN #: 13-22-402-049-0000; 048-0000; and 008-0000

TO HAVE AND TO HOLD the same unto said Party of the Second Part and to the proper use, benefit and behoove forever of said Party 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 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 TO: (a) General real estate taxes not yet due or payable as of this date; (b) building set-back lines; (c) recorded use or occupancy restrictions; (d) zoning laws and ordinances; (e) covenants, conditions and restrictions of record provided that same do not contain a re-verter or right provided that none of same underlie any existing improvements on the premises; and, (g) easements, encroachments and disclosures of record.

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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 Vice President, the day and year first above written.

ALBANY BANK & TRUST COMPANY N.A., as Trustee Aforesaid

By: Isaura Guerrero Trust Officer
Isaura Guerrero

Attest: Michael Chip Vice President
Michael Chip

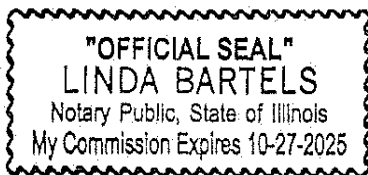
STATE OF ILLINOIS)

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 December 28, 2022.



Linda Bartels
Notary Public

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

Buyer, Seller or Representative

Date

Prepared by: Isaura Guerrero, Trust Officer, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 1456 - FAX 773.267-9405

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

UNOFFICIAL COPY

Exhibit "A" LEGAL DESCRIPTION

PARCEL 1:

THE SOUTHEASTERLY 25 FEET 6 INCHES OF LOT 20 AND THE NORTHWESTERLY 1/2 OF LOT 22 IN MERCHANT'S SUBDIVISION OF LOTS 8 AND 9 IN J. L. WARNER'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 21 IN MERCHANT'S SUBDIVISION OF LOTS 8 AND 9 IN J. L. WARNER'S SUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF MILWAUKEE PLANK ROAD, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE SOUTHEASTERLY 25 FEET OF LOT 19 AND THE NORTHWESTERLY 25 FEET OF LOT 20 (EXCEPT THAT PART OF THE NW 25 FEET OF LOT 20 FALLING WITHIN THE SE 25 FEET 6 INCHES OF SAID LOT 20) IN MERCHANT'S SUBDIVISION OF LOTS 8 AND 9 IN WARNER'S SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

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Property of Cook County Clerk's Office