

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2314413191 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/24/2023 02:22 PM Pg: 1 of 4
Dec ID 20230501622099

THIS INDENTURE Made this 2nd day of May, 2023, between **OLD NATIONAL 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 8th day of August, 2001, and known as Trust No. 17031, party of the first part and

AJC Distribution LLC, an Illinois limited liability company, of 6155 West 115th Street, Alsip, IL 60803, party 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 party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description attached hereto and made a part hereof

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Mortgage, or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2022 and subsequent; and

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, the day and year first above written.

OLD NATIONAL BANK, as Trustee as aforesaid,

By: *Karen A. Yarbrough*
Authorized Signer

Attest: *[Signature]*
Authorized Signer

ILLIAGE OF ALSIF
EXEMPT REAL ESTAT
TRANSFER TAX

UNOFFICIAL COPY

STATE OF ILLINOIS,
COUNTY OF WILL

Ss:

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Peggy A. Regas, Authorized Signer of OLD NATIONAL BANK, Joliet, Illinois and Robert E. Lees, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land 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 2nd day of May, 2023.



Serina M. Mahalik
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Peggy Regas
Old National Bank - Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

6155 West 115th Street
Alsip, IL 60803

AFTER RECORDING
MAIL THIS INSTRUMENT TO

HMB Legal Counsel
500 West Madison, Suite 3700
Chicago, IL 60661
Attn: Eric J. Genin, Esq.

PERMANENT INDEX NUMBER

24-20-300-024
24-20-301-009

MAIL TAX BILL TO

AJC Distribution LLC
6155 West 115th Street
Alsip, IL 60803

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

5/2/23 Peggy A. Regas
Date Buyer, Seller, or Representative

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

UNOFFICIAL COPY

EXHIBIT "A"

Legal Description:

PARCEL 1: LOT 1 (EXCEPT THE NORTH 17.00 FEET THEREOF) IN KEEBLER SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 678.33 FEET OF THE WEST 539.97 FEET OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION OF KEEBLER SUBDIVISION RECORDED AUGUST 17, 1977 AS DOCUMENT 24062706 IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EAST 25.00 FEET OF THE SOUTH 628.33 FEET OF THE NORTH 678.33 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 24-20-300-024 and 24-20-301-009

Commonly known as: 6155 West 115th Street, Alsip, IL 60805

Property of Cook County Clerk's Office

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

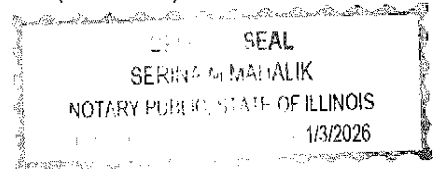
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

OLD NATIONAL BANK, as
TRUSTEE AND NOT PERSONALLY

Date May 2, 2023

Signature *[Handwritten Signature]*
(Grantor)

Subscribed and sworn to before me
by the said Grantor
this 2 day of May, 2023



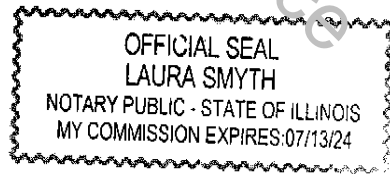
Notary Public *Seema M. Mahalik*

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 May 2, 2023

Signature *[Handwritten Signature]*
(Grantee)

Subscribed and sworn to before me
by the said Grantee Agent
this 2nd day of May, 2023



Notary Public *Laura Smyth*

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.)

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX