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ALBANK GIT

TRUSTEE'S DEED

Doc#: 2315028199 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/30/2023 02:08 PM Pg: 1 of 3

After Recording Mail To:

c/o Robert J. Louvo
6536 W. Cermak
Berwyn, IL 60402

Dec ID 20230501626612
ST/CO Stamp 1-252-944-592 ST Tax \$500.00 CO Tax \$250.00

Name and Address of Taxpayer:

Yan & Arp, LLC
1909 Courtland Ave.
Park Ridge, IL
60069

THIS INDENTURE, made this May 8, 2023 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Metropolitan bank n/k/a Byline Bank under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated January 10, 2010 and known as Trust Number 2644, Party of the First Part, and, Yan & Arp, LLC, an Illinois limited liability company, 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 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: 3223 S. HARLEM AVE. BERWYN, IL 60402

PIN # 16-31-108-011-0000
16-31-108-012-0000

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, HOWEVER, to the liens of all Trust Deeds and/or Mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any, easements of record, if any; and rights and claims of parties in possession.

REAL ESTATE TRANSFER TAX		26-May-2023
	COUNTY:	250.00
	ILLINOIS:	500.00
	TOTAL:	750.00
16-31-108-011-0000 20230501626612 1-252-944-592		

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
LC 50923 \$500.00
COLLECTION DEPARTMENT

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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 Vice Presidents, the day and year first above written.

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

By: Andrew Schwebel Vice President

Attest: Brenda Porter Helms Trust Officer

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 Vice Presidents 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 May 8, 2023

Allen Veksler
Notary Public



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

Buyer, Seller, or Representative

Date

Prepared by: Allen Veksler, Legal Trust Clerk, Albany Bank & Trust Company N.A., 3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 267 - FAX 773.267-9405

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

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EXHIBIT "A"

LOTS 51 AND 52 IN BLOCK 44 IN ANDREWS AND PIPER'S THIRD ADDITION TO BERWYN, IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property address: 3223 - 3225 South Harlem Avenue, Berwyn, IL 60402
Tax Number: 16-31-108-011-0000

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Property of Cook County Clerk's Office