

UNOFFICIAL COPY

Doc#: 2324149183 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/29/2023 03:41 PM Pg: 1 of 2

Dec ID 20230501627109
ST/CO Stamp 0-552-998-352 ST Tax \$268.00 CO Tax \$134.00



TRUSTEE'S DEED (INDIVIDUAL)

THIS INSTRUMENT, made this 2nd day of May, 2023 between FIRST AMERICAN BANK, as successor trustee to FIRSTMERIT BANK, N.A., as successor trustee to MIDWEST BANK AND TRUST COMPANY, 218 West Main Street, Dundee, Illinois 60118, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a Trust Agreement dated the 11th day of April, 1981, and known as Trust No. 81043614, party of the first part, and **Gerard Morgan, Jr.**, a married person,-----party of the second part.

GRANTEE'S ADDRESS: 10300 West Grand Avenue, Franklin Park, Illinois 60131-----

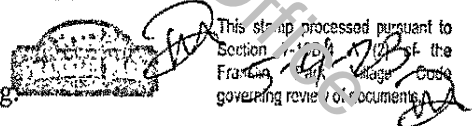
WITNESSETH, that said party of the first part, in consideration of the sum of Ten & no/100 Dollars (\$10.00), and the other good and valuable considerations in hand paid, does hereby grant, sell, convey and quitclaim unto said parties of the second part, all of its right, title and interest, if any, in the following described real estate, situated in Cook County, Illinois, to wit:

THE NORTH 70 FEET OF THE WEST 125 FEET OF BLOCK 14 OF TURNER PARK LAND ASSOCIATION SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF GRAND AVENUE IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-28-125-002-0000

Commonly known as: 2845 Lincoln Street, Franklin Park, Illinois 60131

Together with the tenements and appurtenances thereunto belonging



TO HAVE AND TO HOLD the same said parties of the second part, and to the proper use, benefit and behoof forever of said parties 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 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. Nothing in this Deed shall be construed as creating any liability or duty on the part of the Trustee with respect to any Environmental Law, including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. 9601 et. seq.) or the Illinois Environmental Protection Act (Ill. Rev. Stat. ch. 111-1/2, Paragraph 1001 et. seq.)

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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 President & Trust Officer and attested by its Vice President & Trust Officer day and year first above written.

FIRST AMERICAN BANK,
As Trustee as aforesaid

BY: Beverly C Hayes
Vice President & Trust Officer

ATTEST: Michele Griepentrog
Vice President & Trust Officer

STATE OF ILLINOIS
COUNTY OF KANE, ILL.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT BEVERLY C. HAYES of the First American Bank and MICHELE GRIEPENTROG of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President & Trust Officer and Vice President & Trust Officer 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 of said Bank, for the uses and purposes therein set forth; and the said Vice President & Trust Officer did also then and there acknowledge that said Vice President & Trust Officer as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Vice President & Trust Officer's 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 Notarial Seal this 2nd day of May, 2023.

Ilene Si Kaye
Notary Public



#TAX BILLS
RETURN TO: Gerard Morgan Jr.
128 N. COGSWELL RD.
DENSENVILLE, IL 60106

FOR INFORMATION ONLY INSERT
STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE:

2845 Lincoln Street
Franklin Park, Illinois 60131

Document Prepared By:
First American Bank
218 West Main Street
West Dundee, Illinois 60118

SEND SUBSEQUENT TAX BILLS TO:

REAL ESTATE TRANSFER TAX 23-AUG-2023



COUNTY: 134.00
ILLINOIS: 268.00
TOTAL: 402.00

12-28-125-002-0300 | 20230501627109 | 0-552-998-352

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

23/57360 1/2