

ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED

After Recording Mail To:

Cesar Rangel
4751 W. Diversey Ave.
Chicago IL 60639

Name and Address of Taxpayer:

4751 W. Diversey Ave.
Chicago IL 60639
Cesar Rangel

Doc#: 2325846146 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/15/2023 11:21 AM Pg: 1 of 3

Dec ID 20230801605983
ST/CO Stamp 1-771-509-200 ST Tax \$330.00 CO Tax \$165.00
City Stamp 0-697-767-376 City Tax: \$3,465.00

THIS INDENTURE, made this August 16, 2023 between ALBANY BANK & TRUST COMPANY N.A., an association organized under the laws of the United States of America, as Successor Trustee to Community Savings 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 September 18, 1992 and known as Trust Number LT0711, Party of the First Part, and Cesar Rangel, Martin Rangel, and Ma Dolores Rangel, Party of the Second Part;

as joint tenants

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,

FIRST AMERICAN TITLE
FILE # AF1036741

Property Address: 4751 W. Diversey, Chicago, IL 60639

193

PIN #: 13-27-300-034-0000

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: 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.

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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 by its Vice President, the day and year first above written.

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

By: [Signature] Trust Officer
Konstantinos Armiros

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, 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, 2023.

[Signature]
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. 1465 -
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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Legal Description Exhibit A

Lot 16 (except East 1 foot thereof) in Niels Buck and Company's Resubdivision of Lots 1 to 38 inclusive and private alleys in Buchanan's Resubdivision of part of Block 4 in S.S. Hayes' Kelvyn Grove Addition to Chicago in the Southwest $\frac{1}{4}$ of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, as shown in Plat, Document No. 100352

Property Address: 4751 W. Diversey, Chicago, IL 60639

PIN #: 13-27-300 034-0000

Property of Cook County Clerk's Office