

UNOFFICIAL COPY

Doc#: 2330329073 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/30/2023 12:13 PM Pg: 1 of 3

 CHICAGO TITLE

Dec ID 20231001657605
ST/CO Stamp 0-754-485-200 ST Tax \$503.50 CO Tax \$251.75

1 of 1 - 23CSC072138NL-LG

TRUSTEE'S DEED JOINT TENANCY

THIS INDENTURE made this 21st day of October, 2023, between the **FIRST BANK OF MANHATTAN**, an Illinois banking corporation, 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 November 4, 2005, and known as Trust Number 479, party of the first part, and CYNTHIA A. TAYLOR, KEVIN TAYLOR, AND PEGGY WILHELMI, of 11121 Wisconsin Court, Unit 3D, Orland Park, Illinois 60467, parties of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto the said CYNTHIA A. TAYLOR, KEVIN TAYLOR, AND PEGGY WILHELMI, not as tenants in common but as joint tenants, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 6 IN BLUFF POINTE, BEING A SUBDIVISION IN PART OF THE EAST ½ OF THE NORTHEAST ¼ AND PART OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 11, 2018, AS DOCUMENT NUMBER 1801134084, IN COOK COUNTY, ILLINOIS.

PIN: 27-30-206-015-0000

COMMONLY KNOWN AS: 17028 MONARCH DRIVE, ORLAND PARK, IL 60467

together with the tenement and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said parties of the second part not as tenants in common but as joint tenants, forever.

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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 aforementioned. 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 Trust Officer and attested by its Senior Vice President the day and year first above written.

FIRST BANK OF MANHATTAN
as Trustee as aforesaid

By: Suzanne Casagrande
Trust Officer

ATTEST:
Diane Shulman
Senior Vice President

Exempt under Paragraph ____, Section 31-45, Property Tax Code
Date: _____
Buyer, Seller or Representative

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STATE OF ILLINOIS)

SS

COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Suzanne Casagrande, Trust Officer of FIRST BANK OF MANHATTAN, and Dianne Huelsman, Senior Vice President thereof, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Senior Vice President, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act and as the free and voluntary act of said Bank, as trustee as aforesaid, for the uses and purposes therein set forth, and caused the corporate seal of said Bank to be affixed thereto as their free and voluntary act and as the free and voluntary act of said Bank, as trustee as aforesaid, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 21st day of October, 2023.



Geri Matuk

Notary Public
(Employee of First Bank of Manhattan)

THIS INSTRUMENT PREPARED BY:
SUZANNE CASAGRANDE
FIRST BANK OF MANHATTAN
550 W. NORTH ST.
MANHATTAN, IL 60442

MAIL DOCUMENT TO:
CYNTHIA A. TAYLOR, KEVIN TAYLOR, AND PEGGY WILHELMI
17028 MONARCH DR.
ORLAND PARK, IL 60467

MAIL TAX BILLS TO:
CYNTHIA A. TAYLOR, KEVIN TAYLOR, AND PEGGY WILHELMI
17028 MONARCH DR.
ORLAND PARK, IL 60467