

ALBANK UNOFFICIAL COPY

TRUSTEE'S DEED

23.14.3966

After Recording Mail To:

Gracia Paz

5225 S. Long Ave

Chicago, IL 60638

Doc#: 2334706182 Fee: \$107.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/13/2023 01:38 PM Pg: 1 of 6

Dec ID 20231201693235

ST/CO Stamp 0-256-942-128

City Stamp 0-606-740-528

Name and Address of Taxpayer:

THIS INDENTURE, made this November 14, 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, under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated December 20, 2011, and known as Trust Number 2688, Party of the First Part, and Gracia Paz, 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: 5225 S. Long Ave, Chicago, IL 60638

PIN # 19-09-312-009-0000

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 walls, 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: Isaura Guerrero Trust Officer
Isaura Guerrero

Attest: Andrew Schwebel 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 November 14, 2023.

[Signature]
Notary Public



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

[Signature]
Buyer, Seller or Representative

11/29/23
Date

Prepared by: Isaura Guerrero, Trust Officer, Albany Bank & Trust Company N.A.,
3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 - 773.267.7300, Ext. 1456 -
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"
LEGAL DESCRIPTION

PROPERTY INDEX NUMBER
19-09-312-009-0000

LOT 32, IN BLOCK 5 IN HETZEL'S ARCHER ADDITION, A SUBDIVISION OF THE EAST HALF OF THE
SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 5225 S. LONG AVE. CHICAGO, IL. 60638

EXEMPT UNDER PROVISIONS OF PARAGRAPH E

Property of Cook County Clerk's Office

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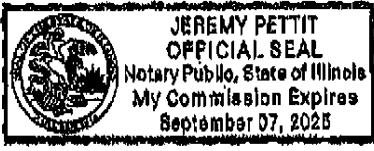
STATEMENT BY GRANTOR AND GRANTEE

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.

Dated 11/29, 2023

Signature: *Jacob McDunnell*
Grantor or Agent

Subscribed and sworn to before me
by the said Jacob McDunnell
this 29 day of November, 2023
Notary Public *[Signature]*



The Grantee or his Agent affirms and verifies that 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.

Dated 11/29, 2023

Signature: *Jacob McDunnell*
Grantee or Agent

Subscribed and sworn to before me
By the said Jacob McDunnell
This 29 day of November, 2023
Notary Public *[Signature]*



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX



12-Dec-2023

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-09-312-009-0000

20231201693235 | 0-256-942-128

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

12-Dec-2023



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

19-09-312-009-0000 | 2023-201693235 | 0-606-740-528

* Total does not include any applicable penalty or interest due.