

UNOFFICIAL COPY

TRUSTEE'S DEED

Doc#: 2336141221 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2023 03:18 PM Pg: 1 of 2

This Indenture, made this 30th day of November, 2023, between BankFinancial, NA, a bank duly authorized to transact business in the State of Illinois, not personally but solely as Trustee under that certain Trust Agreement dated the 19th day of February, 2020, and known as Trust Number 011145, Grantor, does hereby **CONVEY AND QUIT CLAIM** unto:

Dec ID 20231201696471
ST/CO Stamp 0-466-882-608 ST Tax \$2,185.00 CO Tax \$1,092.50
City Stamp 2-017-136-688 City Tax: \$22,942.50

----- 8005 S Drexel LLC -----

whose address is: 9 Calvert Drive,
Unit 212, Monsey, NY 10952

for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, the following described Real Estate situated in the County of COOK, State of Illinois, to wit:

Lots 102 and 103 in E. B. Shogren and Company's Avalor Highlands Subdivision, being a resubdivision of certain blocks in Cornell in the Northwest 1/4 of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian, as shown on the Plat thereof recorded in the Recorders Office in Book 158 of Plats, Page 34, as Document 6751064, all in Cook County, Illinois.

Commonly known as: 8001 South Drexel Avenue, Chicago, IL 60619

Permanent Index Number: 20-35-109-001-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Senior Vice-President and its Vice-President the day and year first above written.

BankFinancial, NA, not personally but solely as Trustee

By: [Signature]
RONALD F. TUITE, Senior Vice-President

By: [Signature]
DANIEL N. WLODEK, Vice-President

STATE OF ILLINOIS

COUNTY OF DuPAGE

} SS

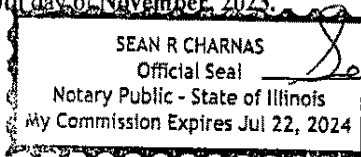
23160389 1/2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Senior Vice-President and Vice-President of BankFinancial, NA, 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, including the release and waiver of the rights of homestead.

Given under my hand and notarial seal this 30th day of November, 2023.

My Commission Expires:

Prepared by: BankFinancial, N.A.
Land Trust Department
5140 Main Street
Downers Grove, IL 60515



[Signature]
Notary Public

After recording mail to: And tax bills to:
8005 S. Drexel LLC
466 Main St, Ste 107
Monsey, NY 10952


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LEGAL DESCRIPTION

LOTS 102 AND 103 IN E.B SHOGREN AND COMPANY'S AVALOR HIGHLANDS SUBDIVISION, BEING A RESUBDIVISION OF CERTAIN BLOCKS IN CORNELL IN THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN ON THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE IN BOOK 158 OF PLATS, PAGE 34, AS DOCUMENT 6751064, ALL IN COOK COUNTY, ILLINOIS.

Address commonly known as:
8001-05 S Dixie Ave
Chicago, IL 60619

PIN#: 20-35-109-001-0000

REAL ESTATE TRANSFER TAX		15-DEC-2023
	CHICAGO:	16,387.50
	CTA:	6,555.00
	TOTAL:	22,942.50 *
20-35-109-001-0000 20231201696471 2-017-136-688		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		15-DEC-2023
	COUNTY:	1,092.50
	ILLINOIS:	2,185.00
	TOTAL:	3,277.50
20-35-109-001-0000 20231201696471 0-466-882-608		