

1/2 246NW 4062 18 EMT

UNOFFICIAL COPY

ALBANK

TRUSTEE'S DEED

After Recording Mail To:

Hen Malka
3508 N. Lowell Ave
Chicago, IL 60641

Name and Address of Taxpayer:

Hen Malka
3508 N. Lowell Ave
Chicago, IL 60641

Doc#: 2414323104 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/22/2024 11:17 AM Pg: 1 of 3

Dec ID 20240501607383

ST/Co Stamp 0-711-058-736 ST Tax \$691.00 CO Tax \$345.50

City Stamp 1-007-805-744 City Tax \$7,255.50

THIS INDENTURE made this May 16, 2024, 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 January 13, 2011, and known as Trust Number LT2438, Party of the First Part, and Hen Malka, 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,

Property Address: 3508 N. Lowell Ave, Chicago, IL 60641

PIN #: 13-22-400-049-0000

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 Mortgage 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 Armatos

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 May 16, 2024.

[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, Trust Associate, Albany Bank & Trust Company N.A.,
3400 W. Lawrence Ave., Chicago, Illinois 60625-5188 – Phone number 773-433-1456 -
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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Legal Description
Exhibit A

Lot 33 and the North 10 Feet of Lot 32 in Block 2 in Subdivision No. 1 Milwaukee Avenue Land Association Subdivision of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, Lying Southwest of Milwaukee Avenue (Except Railroad) in Cook County Illinois

Property Address: 2508 N. Lowell Ave, Chicago, IL 60641

PTN #: 13-22-400-045-0000

Property of Cook County Clerk's Office