

# UNOFFICIAL COPY

Greater Illinois Title Co.  
120 N. LaSalle St, #900  
Chicago, IL 60602

GIT Aocom File #:  
10008993  
Cook County

Doc#: 2423226005 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 8/19/2024 1:17 PM Pg: 1 of 4

Dec ID 20240801681813  
ST/Co Stamp 0-967-028-528 ST Tax \$0.00 CO Tax \$0.00  
City Stamp 1-903-849-264 City Tax \$0.00


Property of Cook County Clerk's Office

## RECORDING COVER SHEET



TYPE OF DOCUMENT: Trustee's Deed

Re.: PIN # 14-05-401-041-1009

THIS INSTRUMENT PRESENTED FOR RECORDING BY GREATER ILLINOIS TITLE COMPANY SOLELY AT THE REQUEST OF PREPARER, AS AN ACCOMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR EFFECT UPON TITLE

REAL ESTATE TRANSFER TAX		16-AUG-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-401-041-1009 | 20240801681813 | 1-903-849-264  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		16-Aug-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-401-041-1009 | 20240801681813 | 0-967-028-528

**UNOFFICIAL COPY****Trustee's Deed  
Individual**

*This Indenture made this 6TH day of AUGUST 2024, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated OCTOBER7, 1996, and known as Trust Number 2031, as party of the first part, and TAYYAB M. MIRZA, a married man WHOSE ADDRESS IS: 619 ACADIA TRAIL, ROSELLE, IL 60172, party of the second part.*

Reserved for Recorder's Office

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant convey and quit claim unto the said party of the second part all interest in the following described real estate situated in COOK County, Illinois, to wit:

**LEGAL DESCRIPTION:** UNIT 207, IN THE PRINCETON HOUSE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND THE NORTH 15 FEET OF LOT 4 IN BLOCK 19 IN COCHRAN'S SECOND ADDITION TO EDGEWATER BEING A SUBDIVISION OF THE EAST FRACTIONAL 1/2 OF SECTION 5, TOWNSHIP 43-NORTH, RANGE 14 EAST OF THE THRID PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET THEREOF AND THE RIGHT OF WAY OF CHICAGO EVANSTON AND LAKE SUPERIOR RAILROAD) IN COOK COUNTY ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25271247, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

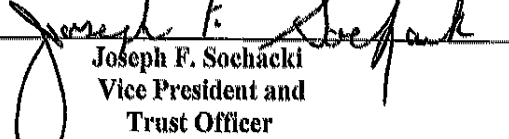
**COMMONLY KNOWN AS:** UNIT 207/<sup>5918-</sup>5920 NORTH KENMORE AVE., CHICAGO, ILLINOIS 60660

**PERMANENT INDEX NUMBER(S):** 14-05-401-041-1009

Together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust and the trust agreement and is subject to liens, notices, and encumbrances of record and additional conditions, if any on the reverse side.

Parkway Bank and Trust Company, as Trustee under Trust Number 2031.

By   
Joseph F. Sochacki  
Vice President and  
Trust Officer

Attest:   
Danielle McKinley  
Assistant Trust Officer

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, A Notary Public in an for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph F. Sochacki , Vice President & Trust Officer and Danielle McKinley, Assistant Trust Officer personally known to me to be the same persons whose names are subscribed to the foregoing instruments in the capacities shown, appeared before me this day in person, and acknowledged signing, sealing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 6TH day of AUGUST 2024.

*Lolita Agravio Lynch*  
\_\_\_\_\_  
Notary Public

"OFFICIAL SEAL"  
**LOLITA AGRAVIO LYNCH**  
 Notary Public, State Of Illinois  
 Commission No. 993313  
 My Commission Expires July 09, 2028

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Act.

8/6/24  
Date

*[Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

MAIL RECORDED DEED TO:

Thomas A. Jaconetti  
ATTORNEY AT LAW  
33 NORTH LA SALLE STREET  
SUITE 2000  
CHICAGO, ILLINOIS 60602

MAIL FUTURE TAX BILLS TO:

TAYYAB A. MIRZA  
619 ACADIA TRAIL  
ROSELLE, ILLINOIS  
60172

This instrument was prepared by: Joseph F. Sochacki, Vice President & Trust Officer

Parkway Bank & Trust Company, 4800 N. Harlem Ave., Harwood Heights, IL 60706

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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: August 6, 2024

Morgan [Signature]  
Grantor or Agent  
President, Morgan Realty, Inc.  
Trust Beneficiary

Subscribed and sworn to before me this August 6, 2024

[Signature]  
Notary Public



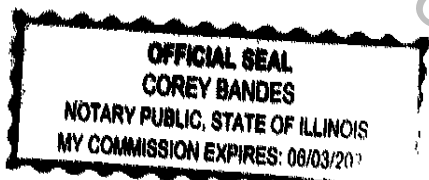
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 8/7/24

[Signature]  
Grantee or Agent

Subscribed and sworn to before me this Aug 7, 2024

[Signature]  
Notary Public



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.