

# UNOFFICIAL COPY



## QUITCLAIM DEED IN TRUST

Doc#: 1206248000 Fee: \$44.00  
Eugene "Gene" Moore FHSP Fee \$10.00  
Cook County Recorder of Deeds  
Date: 03/02/2012 08:40 AM Pg: 1 of 4

EXEMPT under provisions of Real  
Estate Transfer Act, 35 ILCS  
200/31-45, Para E.

*Ronald J. Mentone* 2-29-12  
Ronald J. Mentone--Agent--Attorney

This space for Recorder's use only

**THIS INDENTURE WITNESSETH**, that the Grantor(s) Kathleen A. Keaton, a married person, Camille Jakubowski a married person, Anthony G. Rossi a married person, GERALYN M. ROSSI divorced and not since remarried, Nancy M. Lukasiewicz a married person, Anne M. Andrews a married person, and Thomas G. Rossi a married person.

*THIS IS NOT HOMESTEAD PROPERTY AS TO ANY OF THE GRANTORS*

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in the hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto **FIRSTMERIT BANK, N.A.**, a national banking association under the laws of the United States of America, 1604 W. Colonial Parkway, Inverness, IL 60067, a corporation duly organized and existing as a corporation under the laws of the State of Illinois, and duly authorized to accept and execute trusts with the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated May 1, 2007, and known as **Trust Number 07-1-8605** the following described real estate in the County of Cook and State of Illinois, to wit:

THE SOUTH 17 FEET OF LOT 13 AND 14 (EXCEPT THE SOUTH 12 FEET THEREOF) IN BLOCK 9 IN MILLS AND SONS' THIRD ADDITION TO GREEN FIELDS, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTH WEST QUARTER (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREOF) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Property address:** 1708 N. 76th Avenue Elmwood Park, Illinois 60707  
**PIN:** 12-36-320-108-0000

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof to dedicate parks, highways or alleys and to vacate any subdivision of part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without consideration, to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times thereafter, to contract to make leases and to grant options to lease and option to renew leases and options to purchase the whole or any part of the reversion to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the same time of the delivery thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or

other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such success or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

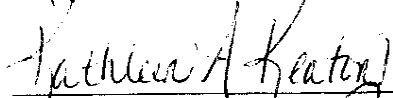
This conveyance is made upon the express understanding that neither Midwest Bank and Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, and any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocable appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharged thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.


The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earning, avails and proceeds from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, or in to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Midwest Bank and Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.


And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 24<sup>th</sup> day of February 2017

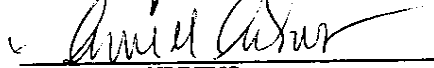
  
 \_\_\_\_\_ (SEAL)  
 KATHLEEN A. KEATON


  
 \_\_\_\_\_ (SEAL)  
 CAMILLE JAKUBOWSKI

  
 \_\_\_\_\_ (SEAL)  
 ANTHONY G. ROSSI

  
 \_\_\_\_\_ (SEAL)  
 GERMALYN M. ROSSI

  
 \_\_\_\_\_ (SEAL)  
 NANCY M. LUKASZEWICZ

  
 \_\_\_\_\_ (SEAL)  
 ANNE M. ANDREWS

  
 \_\_\_\_\_ (SEAL)  
 THOMAS G. ROSSI

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STATE OF ILLINOIS )  
COUNT OF )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do certify that Kathleen A. Keaton a married person, Camille Jakubowski a married person, Anthony G. Rossi a married person, GERALYN M. Rossi divorced and not since remarried, Nancy M. Lukasiewicz a married person, Anne M. Andrews a married person, and Thomas G. Rossi a married person

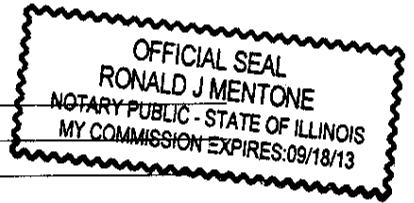
personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal this 29<sup>th</sup> day of FEBRUARY, 2012

Ronald J. Mentone  
Notary Public

**Mail recorded deed to:**  
FirstMerit Bank, N.A.  
Trust Department  
1604 W. Colonial Parkway  
Inverness, IL 60067

**Mail tax bills to:**



This document prepared by:  
Ronald J Mentone  
1807 N Broadway  
Melrose Park, IL 60160



Village of Elmwood Park  
Real Estate Transfer Stamp

**EXEMPT**

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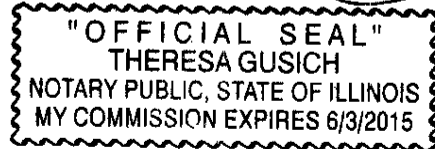
## STATEMENT BY GRANTOR AND GRANTEE

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 2/29, 2012

Signature: Ronald J. Mentone  
Grantor or Agent

Subscribed and sworn to before me  
By the said Ronald J. Mentone  
This 29th day of February, 2012  
Notary Public Theresa Gusich



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 title to real estate under the laws of the State of Illinois.

Date 2/29, 2012

Signature: Ronald J. Mentone  
Grantee or Agent

Subscribed and sworn to before me  
By the said Ronald J. Mentone  
This 29th day of February, 2012  
Notary Public Theresa Gusich



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