

# UNOFFICIAL COPY

## TRUSTEE'S DEED



1307416076D

Doc#: 1307416076 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/15/2013 03:53 PM Pg: 1 of 3

**THIS INDENTURE** Made this 11th day of December, 2012 between **FIRST MIDWEST BANK**, Joliet, Illinois, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 24<sup>th</sup> day of April, 2008, and known as Trust Number 8428, party of the first part and **11615 S AUSTIN, LLC, A Division of Rodzila Properties, LLC**, of 9 Silo Ridge Road West, Orland Park, IL 60467, party of the second part.

**WITNESSETH**, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

LOT 2 IN IPEMA'S 3<sup>RD</sup> ALSIP INDUSTRIAL SUBDIVISION OF THE WEST HALF OF THE SOUTH 20 ACRES OF THE NORTH 40 ACRES OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIDELITY NATIONAL TITLE 999100652  
5811

together with the tenement and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Mortgage or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2012 and subsequent; and

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

**IN WITNESS WHEREOF**, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Officer and attested by its Authorized Signer, the day and year first above written.

Exempt under provisions of Paragraph 2, Section 4,  
Real Estate Transfer Tax Act.

**FIRST MIDWEST BANK**, as Trustee as aforesaid,

3/1/13  
Date

Buyer, Seller or Representative

By:

Officer

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX

Authorized Signer

## UNOFFICIAL COPY

STATE OF ILLINOIS,

Ss:

COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Rosa Arias Angeles, Officer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Land Trust Officer and the attesting Authorized Signer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth; and the said attesting Authorized Signer did also then and there acknowledge that she as custodian of the corporate seal of said Bank did affix the said corporate seal of said Bank to said instrument as her own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and seal this 17<sup>th</sup> day of December, A.D. 2012.

Valerie Powell  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Valerie Powell  
First Midwest Bank - Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

PROPERTY ADDRESS

11615 S. Austin Avenue  
Alsip, IL 60803

PERMANENT INDEX NUMBER

24-20-402-014-0000

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Demetrius J. Karos  
1 Old Frankfort Way  
Frankfort, IL 60423

MAIL TAX BILL TO

David J. Shewmake  
4722 W. 14<sup>th</sup> Street  
2<sup>nd</sup> Floor, Suite 12  
Midlothian, IL 60445

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
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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.

FIRST MIDWEST BANK, AS  
TRUSTEE AND NOT PERSONALLY

Date December 17, 2012

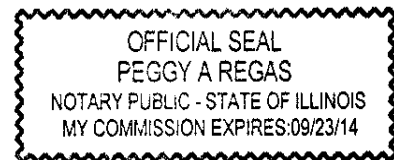
Signature

(Grantor)

Subscribed and sworn to before me  
by the said Rosa Atlas Angeles

this 17<sup>th</sup> day of December, 2012

Notary Public



The grantee or his agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Date Feb 28, 2013

Signature

(Grantee)

Subscribed and sworn to before me

by the said Grantee

this 28<sup>th</sup> day of February, 2013

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.

(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.)

VILLAGE OF ALSIP  
EXEMPT REAL ESTATE  
TRANSFER TAX