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Doc#: 1312910043 Fee: \$46.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2013 12:11 PM Pg: 1 of 5

TRUSTEE'S DEED

This indenture made this 29th day of April, 2013 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 3rd day of July, 1998 and known as Trust Number **5400** party of the first part, and

JOSEPH A. STULGA, SR. AND FRANCES M. STULGA, CO-TRUSTEES, JOSEPH A. STULGA, SR. AND FRANCES M. STULGA REVOCABLE LIVING TRUST NO. 109-99-3 DATED NOVEMBER 22, 1999.

whose address is :
17521 Maple Avenue
Lansing, IL 60438

party of the second part.

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE** considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

See Attached Legal Description



Permanent Tax Number: 24-14-102-094-0000
together with the tenements 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 forever of said party of the second part. **The terms and conditions appearing on Rider B attached hereto are made a part hereof.**


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.

Exempt pursuant to: "Section 31-45 (e)" of the
"Real Estate Transfer Tax Law"

5/13 Karen A. Yarbrough
Date Representative

REAL ESTATE TRANSFER	05/09/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	TOTAL: \$0.00

24-14-102-094-0000 | 20130501601773 | Z24C98

REAL ESTATE TRANSFER	05/09/2013
	CHICAGO: \$0.00
	CTA: \$0.00
	TOTAL: \$0.00

24-14-102-094-0000 | 20130501601773 | H03YTD

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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 Assistant Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____

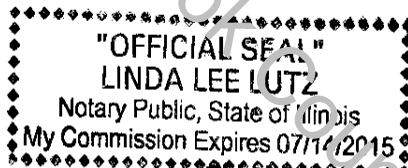
Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day of April, 2013.



Linda Lee Lutz
NOTARY PUBLIC

PROPERTY ADDRESS:

10345 Ridgeway
Chicago, IL 60655

This instrument was prepared by: Eileen F. Neary
CHICAGO TITLE LAND TRUST COMPANY
10 South LaSalle St
ML04LT
Chicago, IL 60601-5294

AFTER RECORDING, PLEASE MAIL TO:

NAME Barry C. Bergstrom

ADDRESS 3330 181st Place OR BOX NO. _____

CITY, STATE Lansing, IL 60438

SEND TAX BILLS TO: James Stulga
910 - 63rd Street
Downers Grove, IL 60516

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RIDER A – LEGAL DESCRIPTION
JOSEPH A. STULGA, SR. AND FRANCES M. STULGA CO-TRUSTEES
JOSEPH A. STULGA, SR. AND FRANCES M. STULGA REVOCABLE LIVING TRUST
TRUST NO. 5400 – DATED: NOVEMBER 22, 1999

LOT 5 (EXCEPT THE NORTH 5 FEET OF THE EAST 54 FEET THEREOF) IN LAPKUS RESUBDIVISION OF PARTS OF LOTS 23, 24 AND 37 IN J. S. HOVLAND'S RESUBDIVISION OF J. S. HOVLAND'S 103RD STREET SUBDIVISION OF THE WEST ½ OF THE NORTH ½ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 10345 RIDGEWAY, CHICAGO, ILLINOIS 60655

PIN: 24-14-102-094-0000

Property of Cook County Clerk's Office

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RIDER B TO AND MADE A PART OF TRUSTEE'S DEED IN TRUST
FROM CHICAGO TITLE LAND TRUST COMPANY TO JOSEPH A. STULGA AND FRANCES M.
STULGA, AS CO-TRUSTEES,
TR #109-99-3 DTD NOVEMBER 22, 1999

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof; to lease said property, 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 198 years, and to renew or extend leases upon any terms 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 hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, 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 premises or any part thereof; and to deal with said property 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee 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 successor 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.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or 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, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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STATEMENT BY GRANTOR AND GRANTEE

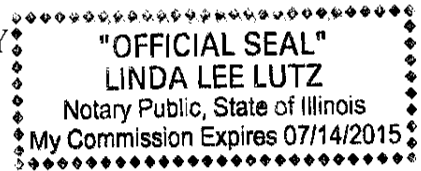
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated: 4/29/13

Signature: [Handwritten Signature]
Grantor or Agent
CHICAGO TITLE LAND TRUST COMPANY

Subscribed and sworn to before me by the said CHICAGO TITLE LAND TRUST COMPANY this 29 day of April, 2013.

Notary Public [Handwritten Signature: Linda Lee Lutz]



The grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 5-2-13

Signature: [Handwritten Signature: Barry C. Bergstrom]
Grantee or Agent
BARRY C. BERGSTROM

Subscribed and sworn to before me by the said BARRY C. BERGSTROM this 2nd day of May, 2013.

Notary Public [Handwritten Signature: Elaine Kurzeja]



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