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### TRUSTEE'S DEED

THIS INDENTURE, made this  $\mathcal{D}$ Mann , 2013, between THE OLD SECOND NATIONAL BANK OF AURORA, AS TRUSTEE UNDER TRUST AGREEMENT **DATED NOVEMBER 17, 2004 AND KNOWN** AS TRUST NUMBER 9399, GRANTOR, and **OLD SECOND NATIONAL BANK**, a national banking association, GRANTEE, with an address of 37 South Piver Street, Aurora, Illinois 60506.



For and in consideration of \$10.00 cash in hand paid by Grantee to Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has and by these presents does CONVFY AND QUIT CLAIM unto Grantee in fee simple, that certain parcel of real estate described on Exhibit A hereto (the "Property") together with the tenements hereditaments and appurtenances thereunto belonging



1315104127 Fee: \$48.00 RHSP Fee:\$10.00 Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/31/2013 01:47 PM Pg: 1 of 8

### ABOVE SPACE FOR RECORDER'S USE ONLY

or in any way appertaining; SUBJECT TO the permitted exceptions listed on **Exhibit B** attached hereto, and the following mortgage documents recorded in the Recorder's Office of Cook County, Illinois:

<u>Mortgage</u>	<u>Document Date</u>	Recording Date	Recording No.
Real Estate Mortgage	March 3, 2011	March 29, 2011	1108847055
Modification of Mortgage	December 29, 2011	January 26, 2012	1202608390
Real Estate Mortgage	March 15, 2011	May 14, 2011	1112422016
Modification of Mortgage	December 29, 2011	January 26, 2012	1202608389

THERE SHALL BE NO MERGER OF THE FEE TITLE ESTATE CONVEYED BY THIS TRUSTEE'S DEED WITH THE LIENS CREATED BY THE MORTGAGES LISTED ABOVE AND RECORDED IN COOK COUNTY MADE BY GRANTOR, AS "MORTGAGOR", IN FAVOR OF OLD SECOND NATIONAL BANK, AS "MORTGAGEE", UPON THE PROPERTY BY REASON OF THE FACT THAT THIS TRUSTEE'S DEED MAY BE HELD, DIRECTLY OR INDIRECTLY, BY OR FOR THE ACCOUNT OF ANY ENTITIES WHO HOLD ANY INTEREST, DIRECTLY OR INDIRECTLY, IN THE MORTGAGEE. NO SUCH MERGER SHALL OCCUR UNLESS ALL ENTITIES HAVING AN INTEREST IN SUCH FEE ESTATE AND ALL ENTITIES HAVING AN INTEREST IN THE MORTGAGE JOIN IN A WRITTEN STATEMENT EFFECTING SUCH MERGER AND DULY RECORD THE SAME.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.





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**OLD SECOND NATIONAL BANK OF** 

AURORA, as Trustee under Trust Agreement dated November 17, 2004 and known as Trust No. 9399

AFTER RECORDING RETURN TO:

1515 E. Woodfield Rd., Second Floor

Laura C. Pieper

Meltzer, Purtill & Stelle

Schaumburg, Illinois 60173

## **UNOFFICIAL COPY**

THIS DEED is executed by Grantor, as Trustee, as aforesaid, pursuant to and in 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.

IN WITNESS WHEREOF, said Grantor, as Trustee aforesaid, has caused its corporate seal to be affixed hereto, and has caused its name to be signed to these presents by one of its officers and attested by another of its officers, the day and year first above written.

Ť			- aust M Dee 110
REAL ESTATE TRAI	NSFER	04/10/2013	By: All S. Wee for
	COOK	\$0.00	its: 117. / Sistable 179/100
	ILLINOIS.	\$0.00	ATTEST:
	TOTAL:	\$0.00	
24-10-407-059-100	7   2013040160090	6   G JFY.V1.	By: Chead four
			Name:
			Title:
			$O_{\mathcal{L}}$
STATE OF IL	LINOIS	) ) \$\$	
COUNTY OF	Kare	)	
• • • • • • • • • • • • • • • • • • • •		•	
1 41	and a Masani	Dublic in and C	or said County, ir. the State aforesaid, do hereby certify that
	$S$ . $D \in \mathcal{E}$		and EDWARD GORENZ VP, who are
			whose names are subscrib d to the foregoing instrument as Trust
Officers of Old	l Second Nationa	l Bank, as Trusto	ee, appeared before me this day in person and acknowledged that heir own free and voluntary act and as the free and voluntary act of
	oresaid, for the us		
	,	٦ (	hi .
Given under my	y hand and officia	al seal, this	day of ///kith, 2013.
			1 1 1 1 10 1 10° 1
			( Jassander a 11 festo Selso
			Notary Public
EVEMDT IIN	INED DDAVIC	IONS OF DAD	AGRAPH L SECTION 31-45, PROPERTY TAX CODE.
EXEMPT OF		. N	AGRAIN ESECTION SIAS, I ROI ERIT IAA CODE.
20/2013	Ву: ДПМ	111	
DATE	Buyer/	Seller/Represen	tative
	_		

Aurora, Illinois 60506

Old Second National Bank 37 South River Street,

Peter Del Real

SEND SUBSEQUENT TAX BILLS TO:

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### UNOFFICIAL CO

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

UNIT 7 IN THE PULASKI ROAD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7 (EXCEPT THE NORTH 3 1/2 FEET THEREOF), ALL OF LOTS 8 AND 9 AND THE NORTH 3 1/2 FEET OF LOT 10, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS AND PARTS OF LOTS IN BLOCK 1 IN THE CHARLES WADSWORTH SUBDIVISION OF THE EAST 661.05 FEET OF THE SOUTH 120 ACRES OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PLINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0533239037; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 24-10-407-059-1007

ARd., Commonly known as: 10016 S. Pulaski Rd., Unit 7, Oak Lawn, IL 60453

## **UNOFFICIAL COPY**

#### **EXHIBIT B**

### PERMITTED EXCEPTIONS

- 1. Real Estate taxes for 2<sup>nd</sup> installment tax year 2012 and subsequent years.
- EASEMENTS FOR PUBLIC UTILITIES ON THE EAST 1/2 OF VACATED ALLEY, AS RESERVED FOR THE VILLAGE OF OAK LAWN, A MUNICIPAL CORPORATION, IN THE ORDINANCES OF VACATION DATED MARCH 22, 1960 AND RECORDED MAY 25, 1960 AS DOCUMENT 17864700 AND RECORDED AUGUST 2, 1961 AS DOCUMENT 18234844.

(AFFECTS THE COMMON ELEMENTS)

- 3. (A) RIGHTS OF THE MUNICIPALITY, STATE OF ILLINOIS, THE PUBLIC AND ADJOINING OWNERS IN AND TO EAST 1/2 VACATION ALLEY;
  - (B) RIGHTS OF THE PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN SAID VACATED ALLEY FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS, ETC.

(AFFECTS THE COMMON ELEMENTS)

4. GRANT OF EASEMENT RECORDED AUGUST 4, 1964 AS DOCUMENT 19203607, IN FAVOR OF NORTHERN ILLINOIS CAS COMPANY, A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY GAS FACILITIES APPURTENANT THERETO, TOCETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, CIVIER, ALONG AND ACROSS THE EAST 5 FEET OF THE WEST 10 FEET OF LOT 7 (EXCEPT THE NORTH 3.5 FEET THEREOF), LOTS 8, 9 AND THE NORTH 3.5 FEET OF LOT 10.

(AFFECTS THE COMMON ELEMENTS)

5. EASEMENT AGREEMENT RECORDED APRIL 29, 1966 AS DOCUMENT 19811662, GRANTING AN EASEMENT FOR COMMON DRIVEWAY FOR INGRESS AND EGRESS TO AND FROM THE LAND AND OTHER PROPERTY. ALL OWNERS OF THE PROPERTY AND OTHER PROPERTY NOT NOW IN QUESTION WHICH SHALL BENEFIT FROM THE USE OF SAID EASEMENT SHALL BE FULLY RESPONSIBLE FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SAID DRIVEWAY, AND THE COST SHALL BE BORNE EQUALLY BY THE OWNERS OF EACH OF SAID PROPERTIES.

(AFFECTS THE COMMON ELEMENTS)

(AFFECTS THE WEST 8 FEET OF THE EAST 1/2 OF THE VACATED ALLEY)

6. (A) TERMS, PROVISIONS, COVENANTS, CONDITIONS AND OPTIONS CONTAINED IN AND RIGHTS AND EASEMENTS ESTABLISHED BY THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 28, 2005 AS DOCUMENT NO. 0533239037, AS AMENDED FROM TIME TO TIME; AND (B) LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT.

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### **UNOFFICIAL COPY**

7. PROCEEDING PENDING IN CIRCUIT COURT AS CASE NUMBER 12CH22701 FILED JUNE 19, 2012 BY OLD SECOND NATIONAL BANK AGAINST THE OLD SECOND NATIONAL BANK OF AURORA AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 17, 2004 AND KNOWN AS TRUST NO. 9399, ROMEOVILLE COMMERCIAL PARK LLC, ET AL, FOR FORECLOSURE OF MORTGAGES RECORDED AS DOCUMENT 1108847055 AND 112422016.

LIS PENDENS NOTICE RECORDED JULY 4, 2001 AS DOCUMENT 1218749011

Property of Cook County Clark's Office

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# **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.

GRANTOR: White was brush 9399  All Shirts with Market 9399  Auch 2 2 , 2013  Grantor or Agent	This instrument is executed by THE OLD SECO NATIONAL BANK of Aurora, Illinois, not personally solely at Trustee, as aferential. All the covenants of conditions to be performed herounder by THE OSECOND NATIONAL BANK are undertaken by it so as Trustee, as aferential and not individually, and personal liability shall be accorted or be enforced against THE OLD SECOND NATIONAL BANK, by rea of any of the covenants, statements or representations
Subscribed and sworn to be ore me by the said:   Affiant this 2 day of March 2013  Notary Public Cansandar Compellish	"OFFICIAL SEAL" Cassandra A. Middleton Notary Public, State of Illinois My Commission Representatives February 1, 2017
The grantee or his agent affirms and verifies that the name assignment of beneficial interest in a land trust is eitler a natural proporation authorized to do business or acquire and 'sold title authorized to do business or acquired and hold title to real estate in person and authorized to do business or acquire and hold title to Illinois.	person, an Illinois corporation or foreign to real estate in Illinois, a partnership in Illinois, or other entity recognized as a real estate under the laws of the State of
Dated: MAVII 2 2, 2013  GRANTEE:  Grantee or Agent	Continue Con
this 2 HM day of March, 2013	FFICIAL SEAL" Sheri Coffey ry Public, State of Illinois numision Expires February 7, 2015
NOTE: Any person who knowingly submits a false staten	nent concerning the identity of a grantee

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.)