

# UNOFFICIAL COPY

201313076 / PROCD 1844

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## TRUSTEE'S DEED



Doc#: 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

THIS INDENTURE, made this 20 day of March, 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 River Street, Aurora, Illinois 60506.

### WITNESSETH:

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 **CONVEY 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 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:

ABOVE SPACE FOR RECORDER'S USE ONLY

<u>Mortgage</u>	<u>Document Date</u>	<u>Recording Date</u>	<u>Recording No.</u>
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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## 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 ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL 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

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

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate taxes for 2<sup>nd</sup> installment tax year 2012 and subsequent years.
2. 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 GAS 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, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR SAID PURPOSES, IN, UPON, UNDER, 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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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 Clerk's Office

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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: March 22, 2013

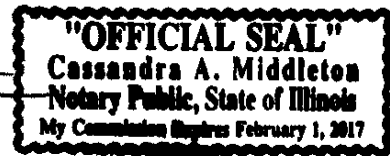
GRANTOR:  
Old Second National Bank  
at Trustee, chosen as Trustee 9399  
Janet S. Dee, V.P.  
Grantor or Agent

This instrument is executed by THE OLD SECOND NATIONAL BANK of Aurora, Illinois, not personally but solely as Trustee, as aforesaid. All the covenants and conditions to be performed hereunder by THE OLD SECOND NATIONAL BANK are undertaken by it solely as Trustee, as aforesaid and not individually, and no personal liability shall be asserted or be enforceable against THE OLD SECOND NATIONAL BANK, by reason of any of the covenants, statements or representations contained in this instrument.

Subscribed and sworn to before me by the said: JANET S. DEE  
Affiant

this 22 day of March, 2013

Notary Public, Cassandra A. Middleton



The grantee or his agent affirms and verifies that the name of the grantor 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 acquired 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.

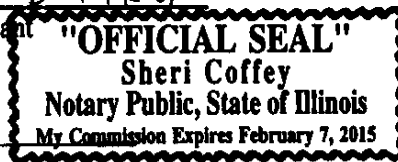
Dated: March 22, 2013

GRANTEE:  
Peter Del Real  
Grantee or Agent

Subscribed and sworn to before me by the said: Peter Del Real  
Affiant

this 27th day of March, 2013

Notary Public, Sheri Coffey



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.)