

20130701P RCD 1894

③ TRUSTEE'S DEED

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 subsequent years and the following mortgage documents recorded in the Recorder's Office of Cook County, Illinois:

<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.



Doc#: 1315104128 Fee: \$48.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/31/2013 01:49 PM Pg: 1 of 6

ABOVE SPACE FOR RECORDER'S USE ONLY

S  
P  
S  
SC  
INT

BOX 333-CP

# 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 as 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.

REAL ESTATE TRANSFER 04/10/2013



COOK \$0.00  
ILLINOIS: \$0.00  
TOTAL: \$0.00

29-11-306-036-0000 | 20130401600877 | X4TN4F

OLD SECOND NATIONAL BANK OF AURORA, as Trustee under Trust Agreement dated November 17, 2004 and known as Trust No. 9399

By: Janet S. Dee VP  
Its: V.P. / Edward Gorenz

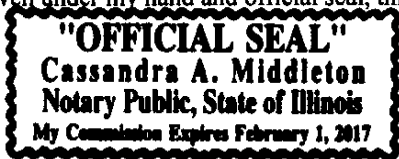
VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 17626  
ADDRESS 1012 E 15th Place  
ISSUE 3-26-2013 EXPIRED 4-26-2013  
AMT 50  
TYPE WST  
VILLAGE COMPTROLLER

ATTEST:  
By: Edward Gorenz  
Name: \_\_\_\_\_  
Title: V.P.

STATE OF ILLINOIS )  
COUNTY OF Gene ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JANET S. DEE VP and EDWARD GORENZ VP, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as Trust Officers of Old Second National Bank of Aurora, as Trustee, 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 Trustee aforesaid, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20 day of March, 2013.



Cassandra A. Middleton  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH L SECTION 31-45, PROPERTY TAX CODE.

3/20/2013 By: [Signature]  
DATE Buyer/Seller/Representative

<b>SEND SUBSEQUENT TAX BILLS TO:</b> Peter Del Real Old Second National Bank 37 South River Street, Aurora, Illinois 60506	<b>AFTER RECORDING RETURN TO:</b> Laura C. Pieper Meltzer, Purtil & Stelle 1515 E. Woodfield Rd., Second Floor Schaumburg, Illinois 60173
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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 7 IN MOORE AND WALL SUBDIVISION, BEING A RESUBDIVISION OF OUT LOT "A" THE SOUTH 4.00 FEET OF LOTS 7 AND 24; OF LOTS 8 TO 23, BOTH INCLUSIVE, OF THE HERETOFORE VACATED PARTS OF ELLIS AVENUE (FORMERLY FAIRVIEW AVENUE) AND 151<sup>ST</sup> STREET OF ALL OF THE HERETOFORE VACATED ALLEY LYING SOUTH AND SOUTHWESTERLY OF AND ADJACENT TO LOTS 9, 20, AND 21 AFORESAID ALL IN GREENWOOD MANOR UNIT NUMBER 1 SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MAY 11, 1926 AS DOCUMENT NUMBER 9271431, IN COOK COUNTY, ILLINOIS ALSO THE SOUTH 29.00 FEET OF LOT 11, LOTS 12 TO 31, BOTH INCLUSIVE, TOGETHER WITH THAT PART OF HERETOFORE VACATED FAIRVIEW AVENUE LYING WEST OF AND ADJACENT THERETO ALL IN BLOCK 3 IN CALUMET TERRACE SUBDIVISION, A SUBDIVISION IN THE SOUTH EAST ¼ AND THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, REGISTERED ON AUGUST 28, 1925 AS DOCUMENT NUMBER LR270260, ACCORDING TO THE PLAT OF SAID MOORE AND WALL SUBDIVISION REGISTERED IN COOK COUNTY, ILLINOIS, ON DECEMBER 16, 1971 AS DOCUMENT NUMBER LR2598971 AND DOCUMENT NUMBER LR2600752, ALL IN COOK COUNTY, ILLINOIS

PIN: 29-11-306-036-0000

Commonly known as: 1012 E. 150th Pl., Dolton, IL 60419

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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. DRAINAGE AND UTILITY EASEMENT AS SHOWN ON THE PLAT OF MOORE AND WALL SUBDIVISION RECORDED AUGUST 6, 1971 AS DOCUMENT 21575847 OVER THE NORTH 10 FEET OF LAND AND OTHER PROPERTY.
3. UTILITY EASEMENT AS SHOWN ON THE PLAT OF MOORE AND WALL SUBDIVISION RECORDED AUGUST 6, 1971 AS DOCUMENT 21575847 AND FILED AS LR 2598971 OVER THE EAST 5 FEET OF THE LAND.
4. EASEMENT OVER THE EAST 5 FEET OF THE LAND FOR THE PURPOSE OF INSTALLING AND MAINTAINING ALL EQUIPMENT NECESSARY TO SERVE THE SUBDIVISION AND OTHER LAND WITH TELEPHONE AND ELECTRICAL SERVICE, TOGETHER WITH THE RIGHT TO OVERHANG AERIAL SERVICE WIRES AND THE RIGHT OF ACCESS TO SUCH WIRES, AS CREATED BY GRANT TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AUGUST 6, 1971 AS DOCUMENT 21575847 AND FILED AS LR 2598971.
5. EASEMENT IN, UPON, UNDER AND ALONG THAT PART OF THE LAND SHOW ON EXHIBIT "A" ATTACHED THERETO TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICES TOGETHER WITH RIGHT OF ACCESS THERETO AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED OCTOBER 18, 1971 AS DOCUMENT 21675063.
6. DECLARATION OF EASEMENT RECORDED FEBRUARY 16, 1973 AS DOCUMENT 22222971 BY MOORE AND WALL CONSTRUCTION COMPANY INC. RELATING TO JOINT DRIVEWAY BETWEEN THE LAND AND LOT 6 IN MOORE AND WALL SUBDIVISION AFORESAID.  
  
(AFFECTS THE WEST 5 FEET OF LOT 7)
7. EASEMENT IN, UPON, UNDER OVER AND ALONG THE LAND TO INSTALL AND MAINTAIN ALL EQUIPMENT FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY WITH TELEPHONE AND ELECTRIC SERVICE, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AS CREATED BY GRANT TO THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY RECORDED JANUARY 23, 1973 AS DOCUMENT 22196384.
8. EXISTING UNRECORDED LEASES AND ALL RIGHTS THEREUNDER OF THE LESSEES AND OF ANY PERSON OR PARTY CLAIMING BY, THROUGH OR UNDER THE LESSEES.
9. 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

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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: 2nd of March 2013

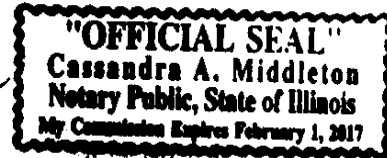
GRANTOR:  
Old Second National Bank as Trustee  
known as Trust #399  
Paul H. De, V.P.  
Grantor or Agent

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 2, 2013

GRANTEE:  
Richard R.  
Grantee or Agent

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

this 2th 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.)