

UNOFFICIAL COPY



**TRUSTEE'S DEED
IN TRUST
(ILLINOIS)**

Doc#: 1328339029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/10/2013 01:32 PM Pg: 1 of 3

FIRST MIDWEST BANK CORP., as Trustee under Trust Agreement dated July 31, 2009, and any amendments thereto and known as the Gary L. Resnick Building Trust, Grantor, in consideration of the sum of Ten (\$10.00) Dollars receipt whereof is hereby acknowledged and in pursuant of the power and authority vested in the Grantor as said Trustee and of every other power and authority the Grantor does hereby CONVEY and QUIT CLAIM to **GEORGE KINNISON, as Successor Trustee of the Gary L. Resnick Revocable Trust dated October 23, 1996**, of 18240 S. Aida Court, Homewood, Illinois 60430 and to all and every successor or successors in trust, **Grantee**, the following described real estate in Cook County, Illinois:

Lot 34 in Block 55 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace, being a Subdivision of that part of the Southwest quarter of Section One (1) and the South half of the Southwest quarter of Section Two (2), lying West of the Westerly line of the right of way of North Shore Channel of the Sanitary District of Chicago (except streets heretofore dedicated) in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 13-02-433-011-000
Address of real estate: 3215 West Olive, Chicago, Illinois 60659

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.

9-20-13

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or

UNOFFICIAL COPY

times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set her and seal the day and year first above written.



FIRST MIDWEST BANK CORP, as Trustee
BY: Margaret L. Largay, VP
Margaret L. Largay, its Trust Officer

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Margaret L. Largay, Trust Officer of First Midwest Bank Corp personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free voluntary act as such Trust Officer, for the uses and purposes therein set forth.

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

Commission expires _____ 20

Rosanne M. Sitkowski
NOTARY PUBLIC

This instrument was prepared by and MAIL TO:
Jeffrey S. McDonald
216 West Higgins Road
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:
George Kinnison
18240 S. Aida Ct., Homewood, IL 60430

City of Chicago
Dept. of Finance
653421



Real Estate
Transfer
Stamp

C:\MyFiles\RMS\My Documents\USM\DEEDS\First Midwest Bank 09-2

10/8/2013 10:22
dr00198

\$0.00

Batch 7,159,065

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: 9-20-13

Signature *Margaret J. Perry* VP
Grantor or Agent

Subscribed and sworn to before me
this 20th day of Sept, 2013

Notary Public *Rosanne M. Sitkowski*



The grantee or his 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 title to real estate under the laws of the State of Illinois.

Dated: 9-20-13

Signature *[Signature]*
Grantee or Agent

Subscribed and sworn to before me
this 20th day of Sept, 2013

Notary Public *Rosanne M. Sitkowski*



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)