

SQ1

TRUSTEE'S DEED



1328441079

Doc#: 1328441079 Fee: \$68.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/11/2013 02:47 PM Pg: 1 of 4

MB Financial Bank, N.A.  
6111 N. River Road, 8<sup>th</sup> Floor  
Rosemont, IL 60018

THIS INDENTURE, made this 20<sup>th</sup> day of September, 2013, between MB Financial Bank, N.A., a National Banking Association, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 9<sup>th</sup> day of February, 1989, and known as Trust No. 2162 party of the first part, and Filmar, Inc party{ies} of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00 dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party{ies} of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Legal Description:

See Legal Description Attached Hereto

RETURN TO:  
SPECIALTY TITLE SERVICE, INC.  
1375 PEMINGTON RD., SUITE K  
SCHAUMBURG, IL 60173  
Phone: 847-884-6734  
Fax: 847-884-7418

Together with the tenements and appurtenances thereunto belonging.

P.I.N.{s}.: 18-09-407-003-1114

TO HAVE AND TO HOLD the same unto said parties of the second part, and to the proper use, and benefit of said party of the second part.

Grantee Address: 340 West Butterfield Road, Unit 2-D, Elmhurst, Illinois

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the 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, SUBJECT, HOWEVER, to: the liens of all trust deeds and/or mortgages upon said real estate, if any, of record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession. 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 Vice-President and attested by its Trust Officer, the day and year first above written.

MB Financial Bank, N.A., as Trustee as aforesaid, and not personally As Successor To Mid - City National Bank of Chicago

By: Rocco Maggior VICE PRESIDENT

Attest: Richard S. Witel TRUST OFFICER

# UNOFFICIAL COPY

**COUNTY OF COOK**

A Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT

Rocco Maggio Vice-President of MB Financial Bank, N.A., and

Richard S. Witek Trust Officer of said Bank, personally

known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Trust Officer respectively, 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 Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as said Trust Officer's own free and voluntary act, and as the free and voluntary act of said Bank, for the uses and purposes therein set forth.

This instrument was drafted by

**MB Financial Bank, N.A.**

**6111 N River Road, 9<sup>th</sup> Floor**

**Rosemont, IL 60018**

Given under my hand and Notarial Seal this 20 day of September 2013.

Deborah Kay Viall  
Notary Public

MAIL TAX BILLS:

INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE

D  
E  
L  
I  
V  
E  
R  
Y  
T  
O:

JOSEPH GIRALANO  
340 W. BUTTERFIELD Rd - #20  
ELMHURST, IL 60126

915 S. 8th Ave Unit 6

La Grange, Illinois  
60525

EXEMPT UNDER THE PROVISIONS  
OF PARAGRAPH E SECTION 4 OF  
THE REAL ESTATE TRANSFER ACT  
SIGN & DATE

Joseph Viall 10/4/13

# UNOFFICIAL COPY

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## EXHIBIT A

File No.: 2131046

Property Address: 015 8TH AVENUE #6, LAGRANGE, IL, 60525

**PARCEL 1:****UNIT NUMBER 10-6, IN VILLA VENICE CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

LOT 1 IN STANLEY A. PAPIERZ BUILDERS INCORPORATED RESUBDIVISION OF BLOCK 8, LOTS 1 TO 48, BOTH INCLUSIVE, IN BLOCK 1 AND THE VACATION OF 52<sup>ND</sup> STREET BETWEEN 8<sup>TH</sup> AVENUE AND 9<sup>TH</sup> AVENUE, THE WEST ½ OF SOUTH 9<sup>TH</sup> AVENUE BETWEEN PLAINFIELD ROAD AND 51<sup>ST</sup> STREET, AND PUBLIC ALLEY BETWEEN 52<sup>ND</sup> STREET AND 51<sup>ST</sup> STREET, IN FIRST ADDITION TO WEST CHICAGO, BEING A SUBDIVISION OF THAT PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 9, TOWNSHIP 33 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF VIAL ROAD (SO CALLED) ACCORDING TO THE PLAT OF SAID STANLEY A. PAPIERZ BUILDERS INCORPORATED RESUBDIVISION, RECORDED APRIL 15, 1964 AS DOCUMENT 19099896, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MARCH 30, 1978 AND KNOWN AS TRUST NUMBER 10-71721, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24617218, AS AMENDED BY DOCUMENT 24617219, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PIN: 18-09-407-003-1114

# 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 assignment of beneficial interest in land trust is either a. natural person, and 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 10/14, 2013 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 14 day of October,  
2013.

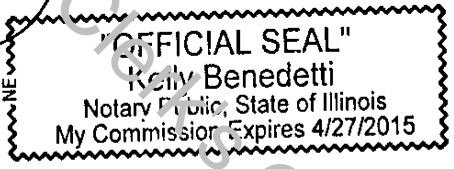


NOTARY PUBLIC [Signature]

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 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.

Date 10/14, 2013 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 14 day of October,  
2013.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)