

# UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 1420542022 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/24/2014 10:40 AM Pg: 1 of 3

Above space for revenue stamps only

THIS INDENTURE, made this 30th day of June, 2014, between First Nations Bank F/K/A First Nations Bank of Wheaton, Illinois, An Illinois Banking Association duly organized and existing under the Illinois Banking Laws, 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 April 11, 2004 and known as Trust No. 1553 party of the first part, and Encore LLC, An Illinois Limited Liability Company, of 1734 N Cleveland, Chicago, IL 60614 parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second part, Encore LLC, An Illinois Limited Liability Company the following described real estate, situated in DUPAGE County, Illinois to wit

LOT 3 IN SUBLOTS 1,2 AND 3 OF LOT 98 IN BRONSON'S ADDITION TO CHICAGO, BEING IN THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 39 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

17-04-205-036-0000  
C/K/A 154 West Schiller, Chicago, IL 60610

Together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD the same unto parties of the second part, Encore LLC, An Illinois Limited Liability Company and to the proper use, benefit and behoove forever of said party of the second part.

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: Exhibit A; the liens of all trust deeds and/ or mortgages upon said real estate, if any, or 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 liens; 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.

Box 400-CTCC

City of Chicago  
Dept. of Finance  
670089



Real Estate  
Transfer  
Stamp  
\$0.00

7/8/2014 15:04  
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Batch 8,434,768

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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 Assistant Trust Officer and attested by its Trust Officer, the day and year first above written.

FIRST NATIONS BANK as Trustee as aforesaid  
 By Jodi Bulanda A.T.O. Asst. Trust Officer  
 Attest Melissa Long-Smith 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 Jodi Bulanda, Asst. Trust Officer, and Melissa Long-Smith, 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 she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 30<sup>th</sup> day of June, 2014.  
[Signature]  
 Notary Public

DELIVER TO:

Exempt under 35 ILCS 200/31-45 (E)  
 Real Estate Transfer Act.  
[Signature]



Date 7/31/14

Mail To:  
 Law Office of Comb. Carr P.L.  
 555 W. Madison # 2112  
 Chicago Illinois 60641

Prepared by:  
 FIRST NATIONS BANK  
 7757 W. DEVON AVE  
 CHICAGO IL 60631

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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 and hold title to real estate under the laws of the State of Illinois.

Dated JULY 3, 2014 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the  
said MARGARET ANN TEMPLE  
this 3 day of JULY  
2014.

[Signature]  
Notary Public

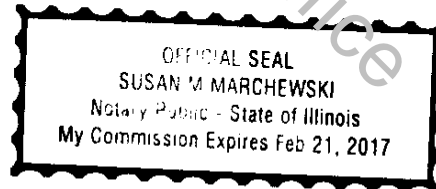


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated JULY 3, 2014 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the  
said Kenneth Albert Schuster  
this 3 day of JULY  
2014.

[Signature]  
Notary Public



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]