## **UNOFFICIAL COPY**

## TRUSTEE'S DEED IN TRUST

This indenture made this 12<sup>th</sup> day of December, 2014, between CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Successor Trustee to GREAT LAKES TRUST COMPANY as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 20<sup>th</sup> day of August, 2004, and known as Trust Number 04068, party of the first part, and

RALPH J. TRNKA and JUDY E. TRNKA, Trustees Trnka Trust UTA dated 11/5/2013

whose address is: 8917 Mallard Road Tinley Park, IL 60487 party of the second part.



Doc#: 1434946068 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 12/15/2014 03:57 PM Pg: 1 of 3

Reserved for Recorder's Office

WITNESSETH, That said party of the first part in consideration of the sum of TEN and no/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois, to wit:

UNIT NUMBER 935-2B IN RIDGEWAY CONDON INIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTA (F:

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS. A SUBDIVISION OF THE WEST ½ OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST ½ OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF) 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 00-116589 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST AN THE COMMON ELEMENTS.

**Property Address:** 

11935 S Hamlin, Unit 2B, Alsip, IL 60803

Permanent Tax Number:

24-26-122-022-1016

together with the tenements and appurtenances thereunto belonging.

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

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or futuro, 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 any period or any part thereof.

Trustee's Deed in Trust (1/96) F. 156

EXEMPT REAL ESTATE
TRANSFER TAX

amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew 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 said premises or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assist an Vice President, the day and year first above written.



CHICAGO TITLE LAND TRUST COMPANY.

Trustee as Aforesaid

A ssistant Vice President

State of Illinois County of Cook

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of CHICAGO TITLE LAND TRUST COMPANY, perconally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 12th day of December, 2014

NOTARY PUBLIC

"OFFICIAL SEAL"
EILEEN F. NEARY
Notary Public, State of Illinois
My Commission Expires 11/30/2015

This instrument was prepared by: Linda Lee Lutz, LTO CHICAGO TITLE LAND TRUST COMPANY 15255 S 94<sup>th</sup> Ave., Suite 604 Orland Park, IL 60462

AFTER RECORDING, PLEASE MAIL TO:	SEND TAX BILLS TO:
NAME	
ADDRESS	<u></u>
CITY, STATE	<u>.</u> · · <u> </u>

PROPERTY ADDRESS: 11935 S Hamlin, Unit 2B, Alsip, IL 60803

VILLAGE OF ALSIP EXEMPT REAL ESTATE TRANSFER TAX

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## **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 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 ILLINOIS.

Dated 2-15, 2014 SIGNATURE MACH
Grantor or Agent
Subscribed and sworn to before
me by the said fortal
this 15 day of Dear
20 cc
The invited A control of the invited in the invited
Notary Public My Commission Expires May 29, 2016
THE GRANTOR OR HIS ACENIT APPIRED AS AND A TRUBE OF A PROPERTY OF THE COLUMN TO THE CO
THE GRANTOR OR HIS AGENT AFFIRMS AND VER FIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF DEPUBLIC AN APPROPRIES.
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EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION
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 12-1520 HSIGNATURE
J. J. J. BISWATCHE
Grantee or Agent
Subscribed and a second of
Subscribed and sworn to before OFFICIAL SEAL
THOMAS J OLOFSSON
this day of DEC Notery Public - State of Illinois
this / S—day of D&O  Notary Public - State of Illinois  mmission Expires May 29, 2016
20/4 mmission Expires May 29, 2016
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20/4 mmission Expires May 29, 2016

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be quilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)