

# UNOFFICIAL COPY

## TRUSTEE'S DEED

Reserved for Recorder's Office

This indenture made this 4th day of June, 2015, between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, 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 22nd day of January, 2002 and known as Trust Number 1110565 party of the first part, and

**FIRSTMERIT BANK, N.A., A NATIONAL BANKING ASSOCIATION**  
party of the second part,

whose address is :  
501 W. North Avenue  
Melrose Park, IL 60160

**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:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Address of Property: 14930 S. Cicero Avenue, Oak Forest, IL 60452

Property Tax Number: 28-09-404-079-0000

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 behoove forever 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 given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.~~ *matters set forth on Exhibit B attached hereto and made a part hereof.*

Exempt pursuant to subparagraph 1 of the Illinois  
Real Estate Transfer Act, 35 ILCS 200/31-45

Signed: *[Signature]*

Dated: 6/8/15

*Attorney in Fact*

*Rm*

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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 Vice President, the day and year first above written.



**CHICAGO TITLE LAND TRUST COMPANY,**  
as Trustee as Aforesaid

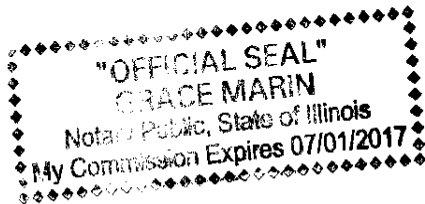
By: *Kelli A. Beyer*  
Kelli A. Beyer – Trust Officer / Assistant Vice President

State of Illinois  
County of Cook

SS.

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**, personally 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 4th day of June, 2015



*Grace Marin*  
NOTARY PUBLIC

This instrument was prepared by:  
**CHICAGO TITLE LAND TRUST COMPANY**  
10 S. LaSalle Street, Suite 2750  
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

Thomas G. Moffitt  
Stahl Cowen Crowley Add's LLC  
55 W. Monroe St., Suite 200  
Chicago, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

First Merit Bank, N.A.  
Attn: OREO Dept.  
501 W. North Ave.  
Melrose Park, IL 60160

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## EXHIBIT A TO TRUSTEE'S DEED

### LEGAL DESCRIPTION

LOT 3 (EXCEPT THE NORTH  $\frac{1}{2}$  THEREOF AND EXCEPTING THE EAST 17 FEET THEREFROM), THE NORTH  $\frac{1}{2}$  OF LOT 4 (EXCEPTING THE EAST 17 FEET THEREFROM) AND THE NORTH  $\frac{1}{2}$  OF A TRACT OF LAND DESCRIBED AS FOLLOWS: THE SOUTH  $\frac{1}{2}$  OF LOT 4 AND ALL OF LOT 5 (EXCEPTING THE EAST 17 FEET THEREFROM OF SAID LOTS) IN BLOCK 2+ OF ARTHUR T. MCINTOSH'S ADDITION TO MIDLOTHIAN FARMS, BEING A SUBDIVISION OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  AND THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 9 AND THE WEST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  AND THE WEST  $33/80^{\text{TH}}$  OF THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-09-404-079-0000

COMMON ADDRESS: 14930 S. Cicero Avenue, Oak Forest, Illinois 60452

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## EXHIBIT B TO TRUSTEE'S DEED

SUBJECT TO: (1) Easements, covenants, conditions, and restrictions of record; (2) general real estate taxes for 2013, 2014, and subsequent years not yet due or payable; (3) Mortgage dated March 9, 2004, made by Grantor, as mortgagor, in favor of Oak Lawn Bank, as mortgagee, recorded on April 16, 2004 as Document No. **0410708000** (the "**First Mortgage**"); (4) Assignment of Rents dated March 9, 2004, made by Grantor, as grantor, in favor of Oak Lawn Bank, as grantee, recorded on April 16, 2004 as Document No. **0410708002** (the "**First Assignment of Rents**"); (5) Mortgage dated March 9, 2004, made by Grantor, as mortgagor, in favor of Oak Lawn Bank, as mortgagee, recorded on April 16, 2004 as Document No. **0410708001** (the "**Second Mortgage**"); (6) Assignment of Rents dated March 9, 2004, made by Grantor, as grantor, in favor of Oak Lawn Bank, as grantee, recorded on April 16, 2004 as Document No. **0410708003** (the "**Second Assignment of Rents**"); (7) Mortgage dated June 22, 2006, made by Grantor, as mortgagor, in favor of Oak Lawn Bank, as mortgagee, recorded on June 30, 2006 as Document No. **0618146173** (the "**Third Mortgage**"); and (8) Assignment of Rents dated June 22, 2006, made by Grantor, as grantor, in favor of Oak Lawn Bank, as grantee, recorded on June 30, 2006 as Document No. **0618146174** (the "**Third Assignment of Rents**").

NOTWITHSTANDING THE TERMS OF THIS CONVEYANCE, THE FEE ESTATE CONVEYED BY THIS TRUSTEE'S DEED SHALL NOT BE CONSTRUED TO MERGE WITH THE FIRST MORTGAGE, FIRST ASSIGNMENT OF RENTS, SECOND MORTGAGE, SECOND ASSIGNMENT OF RENTS, THIRD MORTGAGE, OR THE THIRD ASSIGNMENT OF RENTS AND THE FIRST MORTGAGE, FIRST ASSIGNMENT OF RENTS, SECOND MORTGAGE, SECOND ASSIGNMENT OF RENTS, THIRD MORTGAGE, AND THIRD ASSIGNMENT OF RENTS SHALL SURVIVE THIS CONVEYANCE UNLESS OTHERWISE RELEASED OR TERMINATED.

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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: June 8, 2015

Signature: \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before  
me by the said Grantor

Dated: June 8, 2015

Tami A. Deacon  
Notary Public



The grantee 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: June 8, 2015

Signature: \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before  
me by the said Grantee

Dated: June 8, 2015

Tami A. Deacon  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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.)