

# UNOFFICIAL COPY



Doc#: 1521701006 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/05/2015 09:22 AM Pg: 1 of 3

FIRST AMERICAN TITLE ORDER # 2637498

*2637498*

**SPECIAL WARRANTY DEED IN TRUST**  
Statutory (ILLINOIS)  
(Corporation to Individual)

THE GRANTOR, TCF NATIONAL BANK, a federal banking institution created and existing under and by virtue of the laws of the United States of America, incorporated in the state of South Dakota and duly authorized to transact business in the State of Illinois, having its principal office at 800 Burr Ridge Parkway, Burr Ridge, IL 60527, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) DOLLARS, in hand paid, and pursuant to the authority given by the Board of Directors of said corporation

Recorder's Stamp

CONVEYS AND WARRANTS TO FIRST MIDWEST BANK, under trust number 7159 dated January 14, 2003, a Corporation of the State of Illinois whose address is 11200 W. 143<sup>rd</sup> Street, Orland Park, Illinois 60467, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 4 IN THE RESUBDIVISION OF THE WEST HALF OF LOT 38 IN CHICAGO TITLE AND TRUST COMPANY'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 13, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 5835 S. FAIRFIELD AVENUE, CHICAGO, ILLINOIS 60623

Permanent Index No.: 19-13-221-012-0000

Subject to: General taxes for 2015 and subsequent years, covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD, the said real estate with the tenements and appurtenances thereto belonging, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

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 re-subdivide 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 such successor or successors in trust all of the title, estate, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 periods of time and to 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

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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 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, 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 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 an interest in the earnings, avails, and proceeds thereof as aforesaid.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

In witness whereof, said Grantor 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 to by its Senior Vice President, this 21st day of April, 2015.

TCF NATIONAL BANK

BY: \_\_\_\_\_

*Landy Fuchs*

ATTEST: \_\_\_\_\_

*[Signature]*

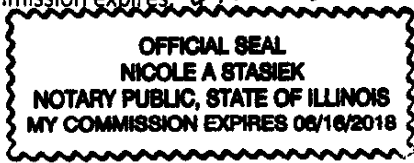
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STATE OF ILLINOIS     )  
                                   )     SS.  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Randy Fuchser, personally known to me to be a Vice President of TCF National Bank and Jeff Memeti, personally known to me to be a Senior Vice President of TCF National Bank, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Senior Vice President, they signed and delivered the said instrument, not individually, but in their capacity as Vice President and Senior Vice President of TCF National Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of April, 2015.

Commission expires: 6/16/18



Nicole A. Stasiek  
 Notary Public

This instrument was prepared by:  
 David T. Cohen & Associates, Ltd. 10729 W. 159<sup>th</sup> Street, Orland Park, Illinois 60467 (708) 460-7711

**MAIL TO:**  
 SCOTT L. HILLSTROM  
 11212 S. WESTERN AVE #1  
 CHICAGO, IL 60643

**SEND SUBSEQUENT TAX BILLS TO:**  
 FIRST MIDWEST BANK  
 TRUST # 7159  
 11200 W. 143RD STREET  
 ORLAND PARK IL  
 60467

REAL ESTATE TRANSFER TAX		24-Jul-2015
	CHICAGO:	502.50
	CTA:	201.00
	<b>TOTAL:</b>	<b>703.50</b>
19-13-221-012-0000   20150701609785   1-179-605-888		

REAL ESTATE TRANSFER TAX		24-Jul-2015
	COUNTY:	33.50
	ILLINOIS:	67.00
	<b>TOTAL:</b>	<b>100.50</b>
19-13-221-012-0000   20150701609785   1-964-399-488		