

# UNOFFICIAL COPY

**WHEN RECORDED RETURN TO:**

Richard C. Jones, Jr., Esq.  
RICHARD JONES & ASSOCIATES, LTD.  
1100 West Northwest Highway  
Suite 108  
Mt. Prospect, Illinois 60056  
(847) 818-1705



Doc#: 1534546004 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2015 09:38 AM Pg: 1 of 6

**SEND REAL ESTATE TAX BILLS TO:**

COUNTRYSIDE BANK  
ATTN.: LAND TRUST DEPARTMENT  
6734 Joliet Road  
Countryside, Illinois 60525  
Re: Trust No. 15-3324 / 5801 West 88<sup>th</sup>  
Street, Oak Lawn, IL

For

## **DEED IN TRUST**

THIS INDENTURE WITNESSETH, that the Grantor, RENOVO FINANCIAL, L.L.C., an Illinois limited liability company, with its principal office located at 222 West Adams Street, Suite 1980, Chicago, Cook County, Illinois 60606, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby CONVEYS AND WARRANTS unto Grantee, COUNTRYSIDE BANK, a banking corporation duly organized and existing under the laws of the State of Illinois and duly authorized to accept and execute trusts within the State of Illinois, AS TRUSTEE under the provisions of that certain Trust Agreement dated October 30, 2015 and known as Trust No. 15-3324, with its principal place of business located at 6734 Joliet Road, Countryside, Illinois 60525, the following described real estate located in Cook County, Illinois, to wit:

THE EAST 30 FEET OF LOT 16 AND LOT 17 (EXCEPT THE EAST 40 FEET THEREOF) IN BLOCK 2 IN BEVERLY LAWN, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 5801 West 88<sup>th</sup> Street  
Oak Lawn, Illinois 60453-1212

Permanent Index No.: 24-05-209-052

SUBJECT TO: N/A

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

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this Trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Cook County Recorder of Deeds of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in Trust, 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 or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither COUNTRYSIDE BANK, individually or as Trustee, nor its successor or successors in trust, shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness, except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.


The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention thereof being to vest in said COUNTRYSIDE BANK the entire legal and equitable title in fee simple, in and to the real estate described above.

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And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor as aforesaid has hereunto set its hand and seal this 25<sup>th</sup> day of November, 2015.

**RENOVO FINANCIAL, L.L.C.**, an Illinois limited liability company

By:   
Name: Mark Radzik  
Title: CEO

**THIS INSTRUMENT PREPARED BY:**  
Richard C. Jones, Jr., Esq.  
RICHARD JONES & ASSOCIATES, LTD.  
1100 West Northwest Highway  
Suite 108  
Mt. Prospect, Illinois 60056  
(847) 818-1705

**EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH (E) OF THE REAL ESTATE TRANSFER  
TAX ACT (35 ILCS 200/31-45(1)).**

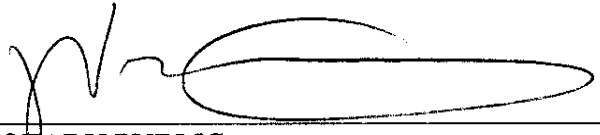
  
ATTORNEY AND AGENT  
DATED: November 30, 2015

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that Mark Padzik, as CEO of **RENOVO FINANCIAL, L.L.C.**, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged to me that he/she signed and delivered the said instrument as his/her free and voluntary act and as the free and voluntary act of said LLC, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 25 day of November, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: 4/29/19



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THE VILLAGE OF  
**OAK LAWN**

9446 SOUTH RAYMOND AVENUE, OAK LAWN, ILLINOIS 60453  
TELEPHONE: (708) 636-4400 | FACSIMILE: (708) 636-8606 | WWW.OAKLAWN-IL.GOV

## CERTIFICATE OF REAL ESTATE TRANSFER TAX EXEMPTION

5801 W 88TH ST

Oak Lawn II 60453

This is to certify, pursuant to Section 20-65 of the Ordinance of the Village of Oak Lawn relating to a Real Estate Transfer Tax, that the transaction accompanying this certificate is exempt from the Village of Oak Lawn Real Estate Transfer Tax pursuant to Section(s) 1(D) of said Ordinance

Dated this 10TH day of DECEMBER, 2015

  
\_\_\_\_\_  
Larry Deetjen  
Village Manager

DR. SANDRA BURY  
VILLAGE PRESIDENT

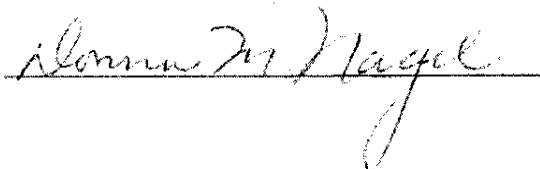
JANE M. QUINLAN, CMC  
VILLAGE CLERK

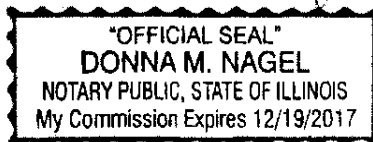
LARRY R. DEETJEN, CM  
VILLAGE MANAGER

VILLAGE TRUSTEES  
MIKE CARBERRY  
TIM DESMOND  
ALEX G. OLEJNICZAK  
BUD STALKER  
ROBERT J. STREIT  
TERRY VORDERER

SUBSCRIBED and SWORN to before me this

10TH Day of DECEMBER, 2015

  
\_\_\_\_\_  
Donna M. Nagel



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## STATEMENT BY GRANTOR AND GRANTEE

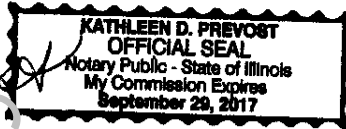
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: December 1, 2015

Signature:   
Grantor or Agent

SUBSCRIBED AND SWORN TO before me on December 1, 2015.

  
Notary Public

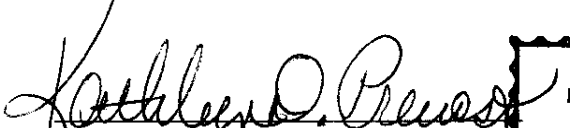


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: December 1, 2015

Signature:   
Grantee or Agent

SUBSCRIBED AND SWORN TO before me on December 1, 2015.

  
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 the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Special Warranty Deed or ABI to be recorded in Cook, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)