



WARRANTY DEED
IN TRUST



Doc#: 1624544032 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2016 12:37 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the Grantor, Donald Andriacchi & Laura Andriacchi, of Chicago, IL, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Warrants unto the **FIRST AMERICAN BANK, an Illinois 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 a certain Trust Agreement, dated the 17 day of January, ~~20~~ 1988, and known as Trust Number 89-01-5687, of 218 West Main Street, Dundee, Illinois 60118, the following described real estate in the County of Kane and State of Illinois, to-wit:

Legal Description:

See Attached Exhibit "A"

REAL ESTATE TRANSFER TAX

01-Sep-2016



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

17-29-200-032-0000 | 20160801651576 | 0-046-836-544

* Total does not include any applicable penalty or interest due.

Permanent Index Number(s): 17-29-200-030 thru -032

COMMONLY KNOWN AS: 955 West Cermak Road, Chicago, IL 60608

SUBJECT TO:

TO HAVE AND TO HOLD the said real estate with the appurtenances, 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the

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case of any single demise the terms 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 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 real estate, 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

real estate or any part thereof, and to deal with said real estate 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, 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 Registrar of Titles 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 the First American Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit in or about the said real estate or as a result of any operations conducted on or any continuation of, on or about said real estate, including, without limitation, any injury or damage associated with or resulting from the environmental condition of said real estate, such operations or any substance thereon or the release or threat of release of any substance therefrom, 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 any 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 grantor(s) and each and every beneficiary shall indemnify, defend, protect and hold harmless the Trustee, its officers, directors, employees, agents, successors and assigns from any and all claims, penalties, fines, judgments, forfeitures, losses, costs, expenses (including reasonable attorney's fees) and other liabilities associated with and such injury or damage.

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

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the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said, the First American Bank, the entire legal and equitable title in fee simple, in and to all of the real estate herein described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust. And the said grantor(s) hereby expressly waive(s) and release(s) 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 sales on execution or otherwise.

In Witness Whereof, the grantor Donald Andriacchi & Laura Andriacchi aforesaid has hereunto set his/her/their hand and seal this 12th day of May 20 16.
Donald Andriacchi (SEAL) _____ (SEAL)
Laura Andriacchi (SEAL) _____ (SEAL)

State of Illinois
County of Cook

I, Sara J. Wolicki a Notary Public in and for said County, in the state aforesaid, do hereby certify that Donald Andriacchi & Laura Andriacchi 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 that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th of May, 2016



Sara J. Wolicki
Notary Public

GRANTEE'S ADDRESS AND RETURN TO:

First American Bank
Attn: Land Trust Department
218 W. Main Street
Dundee, Illinois 60118

SEND SUBSEQUENT TAX BILLS TO:

Great Lakes Accounting
130 W. Lake Street, Unit 5
Bloomington, IL 60108

Document Prepared By:

Kari L. Cornelison
Kulerski & Cornelison
1s660 Midwest Road
Suite 320
Oakbrook Terrace, IL 60181

REAL ESTATE TRANSFER TAX



17-29-200-032-0000

01-Sep-2016

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

| 20160801651576 | 0-451-013-440

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- | | |
|---|-------------------------|
| 1. 1109 W. Cermak Road, Chicago, IL 60608 | PIN: 17-29-200-030-0000 |
| 2. 955 W. Cermak Road, Chicago, IL 60608 | PIN: 17-29-200-031-0000 |
| 3. 955 W. Cermak Road, Chicago, IL 60608 | PIN: 17-29-200-032-0000 |

Legal Description:

All of Lots 73 through 81, inclusive in Greene's South Branch Addition to Chicago, Illinois, and portions of Lots 40, 71, and 72, in Greene's South Branch Addition to Chicago, situated in the North fractional part of Section 29, Township 39 North, Range 14 East of the Third Principal Meridian, Cook County, Illinois, together with a portion of South Lumber Street, vacated by Ordinance passed January 30, 1899, lying South of said Lot 71, all taken as one tract bounded and described as follows, to-wit:

Beginning at the Northeast corner of said Lot 81, also being the intersection of the West line of 80 foot wide South Morgan Street with the South line of West Cermak Road in the City of Chicago; thence South $01^{\circ} 32' 19''$ East, along the West line of South Morgan Street, 900.0 feet to the Northerly terminus of vacated South Morgan Street; thence South $88^{\circ} 23' 37''$ West, along the Westerly extension of the Northerly terminus of vacated South Morgan Street a distance of 30.51 feet; thence South $02^{\circ} 10' 29''$ East, along the Westerly line of that certain parcel of land described in Quit claim Deed from The Burlington Northern and Santa Fe Railway Company to Helmsley, Inc. dated May 14, 1997, and recorded May 27, 1997, as document 97373688, a distance of 508.23 feet to the Southwest corner of said Helmsley, Inc. parcel of land on the Northerly line of the South Branch of the Chicago River; thence Westerly along said Northerly line of the South Branch of the Chicago River, 36 feet, more or less, to an angle point at the Southerly end of Mason's Canal; thence Northwesterly along the Easterly line of Mason's Canal a distance of 140 feet, more or less, to a concrete dock; thence Northeasterly along said concrete dock 8 feet; thence Northerly along said concrete dock 25 feet; thence Westerly along said concrete dock 8 feet to the Easterly line of Mason's Canal; thence Northerly along said Easterly line of Mason's Canal 438 feet, more or less, to an angle point; thence Northwesterly along the Easterly line of Mason's Canal 20 feet, more or less, to an angle point; thence Westerly along said Easterly line of Mason's Canal 48 feet, more or less, to an angle point; thence Northwesterly along said Easterly line of Mason's Canal 90 feet, more or less, to an angle point; thence Northerly along said Easterly line of Mason's Canal 750 feet, more or less, to the North line of said Lot 81; thence East along said North line to the Point of Beginning, EXCEPTING THEREFROM, the North 25.0 feet of said Lot 81.

Also Commonly Known As: 2325 S. Morgan Street, Chicago, IL 60608

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 05 | 20 | 2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

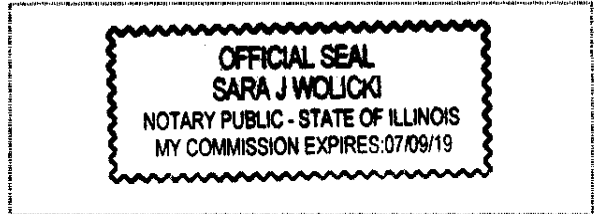
Sara J. Wolicki

By the said (Name of Grantor): Kari L. Cornelison

On this date of: 05 | 20 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 05 | 20 | 2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

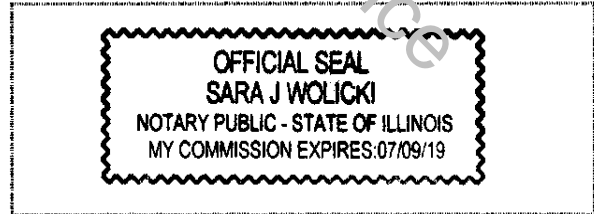
Sara J. Wolicki

By the said (Name of Grantee): Kari L. Cornelison

On this date of: 05 | 20 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 Act: (35 ILCS 200/Art. 31)**)