



\*1706144018D\*

Doc# 1706144018 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2017 11:16 AM PG: 1 OF 4

TRUSTEE'S DEED/TRUST TO TRUST

ATG Trust Company, an Illinois Corporation, under the provisions of a deed or deeds in trust, duly recorded and delivered to said Corporation in pursuance of a trust agreement dated the 13th day of October, 2000, and known as Trust Number 00-043, for the consideration of 10.00 dollars, and other good and valuable considerations in hand paid, conveys and quitclaims to Geraldine S. Balun, Trustee of the Geraldine S. Balun Trust, Dated November 1, 2016

party of the second part, whose address is 1208 Cleveland Avenue, LaGrange Park IL 60526 the following described real estate situated in Cook County, Illinois, to wit:

See legal description rider attached & made a part hereof.

Exempt under provisions of Paragraph e of Section 31-45, formerly known as Section 4, of the Illinois Real Estate Transfer Tax Law

Dated: JAN 25, 2017

Signed:

Handwritten signature of a Ken Attorney for Balun

Permanent Tax Number: 15-27-317-022-0000

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises forever.

This conveyance is made pursuant to direction and with authority to convey directly to the trust granted named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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, of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 Land Trust Officer this 8th day of December, 2016

ATG TRUST COMPANY, as Trustee aforesaid

By Angela McCham Trust Officer

Street address of above described property: 1208 Cleveland Avenue, LaGrange Park IL 60526

Bm

# UNOFFICIAL COPY

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, to vacate any subdivision or part thereof and to re-subdivide 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, to pledge or otherwise to 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 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 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 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, her, or their predecessor in trust.

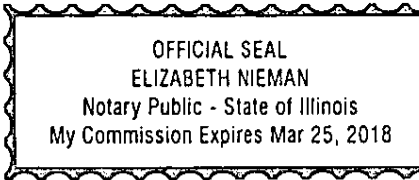
This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys 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 real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred is conditioned 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 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 hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above 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 titles 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.

STATE OF ILLINOIS )  
 ) SS I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
 COUNTY OF COOK ) HEREBY CERTIFY that Angela McClain,  
 Trust Officer of the ATG TRUST COMPANY, a Corporation, personally known to me

Land Trust Officer, 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 said Corporation, for the uses and purposes therein set forth; and the said Land Trust Officer did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 8th day of December, 2016

*Elizabeth Nieman*  
 Notary Public

Mail this recorded instrument to: <b>Judith M. Kerr, Atty.</b> 709 S. Stone Ave. LaGrange, IL 60525	This instrument prepared by: ATG Trust Company 1 S. Wacker Drive 24th Floor Chicago, IL 60606	Mail future tax bills to: <b>Geraldine S. Balun</b> 1208 Cleveland Ave. LaGrange Park, IL 60526	 <b>ATG TRUST</b> COMPANY
--------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------	---------------------------------

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 10 IN BLOCK 8 IN CHICAGO TITLE AND TRUST COMPANY FOREST PRESERVE ADDITION TO LAGRANGE PARK, BEING A RESUBDIVISION OF THE WEST 1/2 OF THE WEST 122.02 ACRES OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1924 AS DOCUMENT NO. 8408349, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1208 CLEVELAND, LAGRANGE PARK, IL 60526

PIN: 15-27-317-022-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

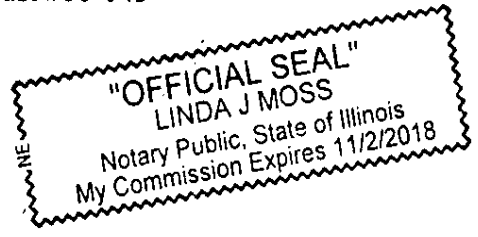
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated Feb. 6, 2017

Signature: Geraldine S. Balun  
GERALDINE S. BALUN, Beneficiary  
of Trust #00-043

Subscribed and sworn to before me by the  
said GERALDINE S. BALUN, Grantor,  
this 6th day of February, 2017.



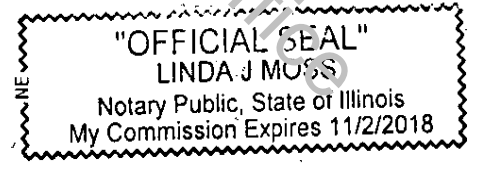
Linda J. Moss  
Notary Public

The grantee or his/her agent affirms and verified 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 Feb 6, 2017

Signature: Geraldine S. Balun  
GERALDINE S. BALUN, Trustee

Subscribed and sworn to before me by the  
said GERALDINE S. BALUN, Trustee,  
this 6th day of February, 2017.



Linda J. Moss  
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 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 Tax Act.]