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This instrument prepared by:
Charles T. Newland & Associates
121 S. Wilke Road, Suite 501
Arlington Heights Illinois 60005

Mail future tax bills to:
Peter Nieroda

138 East Anita Ave
Mt. Prospect IL 60056-1943

Mail this recorded instrument to:

Dan G. Lauer
1424 W. Division Street
Chicago Illinois 60622


1707449199
Doc# 1707449199 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 03/15/2017 10:39 AM PG: 1 OF 3

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that the grantor(s), **FIRST MIDWEST , AS SUCCESSOR TRUSTEE U/T/A DATED JUNE 24, 1996 AND KNOWN AS THE FLORENCE VILLADONGA DECLARATION OF TRUST of TRUST NUMBER 9691841** of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby sell, and convey(s) unto **CHICAGO TITLE LAND TRUST COMPANY t/t/t 8002373778 DATED FEBRUARY 21, 2017** the following described real estate, situated in COOK County, State of Illinois, to wit:

Lot Ninety One (91) In Forest River, A Subdivision Of The North Half Of Section Thirty Six (36), Township Forty Two (42) North, Range Eleven (11), East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 8, 1934 As Document 11497603 In Cook County, Illinois.

Permanent Index Number(s): 03-36-102-027-0000

Property Address: 138 E. Anita Avenue, Mt. Prospect Illinois 60056 *Unincorporated*

SUBJECT TO: General Real Estate Taxes for 2016, 2017 and subsequent years not yet due or payable; Covenants, Conditions and Restrictions of Record; Building Lines and Easements, if any.

To Have and To Hold the same unto said premises with the appurtenances and to the proper use, benefit, and behold forever of said premises.


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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 resubdivide 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, pledge, or otherwise 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 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 other 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, 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, 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.

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 sale on execution or otherwise.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 000006418 BL 00000000	REAL ESTATE TRANSFER TAX
	MAR. 15. 17		0012250
			FP 103051

COUNTY TAX  REAL ESTATE TRANSFER TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000006141	REAL ESTATE TRANSFER TAX
	MAR. 15. 17		0006125
			FP 103048

