

UNOFFICIAL COPY



Doc# 1717157134 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/20/2017 12:29 PM PG: 1 OF 4

TRUSTEE'S DEED/TRUST TO TRUST

THIS INDENTURE, Made this 19th day of June, 2017, FIRST COMMUNITY BANK AND TRUST, an Illinois Bank Corporation, duly authorized to accept and execute trusts in the State of Illinois, not personally, but as Trustee 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 7th day of April, 2008, and known as Trust No. 2008-0317, for the consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and quit claims to FIRST COMMUNITY BANK AND TRUST, as trustee under Trust Agreement Dated June 19, 2017, and known as trust number 2017-0504, 1111 Dixie Highway, Beecher, IL 60401, the following described real estate situated in Cook County, Illinois, to wit:

Lot 16 in Block 5 in Hazelcrest Park, a Subdivision of the North ½ of the Northwest ¼ of Section 30, Township 36 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS OF PREMISE: 16751 Crane Avenue, Hazel Crest, IL 60429

PERMANENT INDEX NUMBERS: 29-30-103-016-0000 – Vol No. 217

together with the tenements and appurtenances thereunto belonging; to have and to hold the same 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 herein. This conveyance includes the terms and conditions set forth below.

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 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, and easements, covenants, restrictions and unpaid taxes or assessments of record, if any.

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

UNOFFICIAL COPY

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 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 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 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 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 Trustees, 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 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 thereof 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 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 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 cases made and provided.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Assistant Land Trust Officer and attested by its Senior Vice President the day and year first above written.

UNOFFICIAL COPY

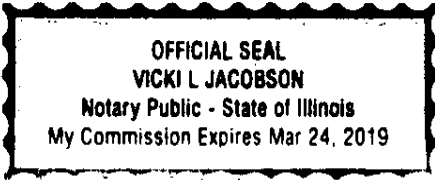
FIRST COMMUNITY BANK AND TRUST, as Trustee aforesaid

ATTEST: Tammy Hoffman BY: Irene M. Brothers
Sr. Vice President Assistant Land Trust Officer

STATE OF ILLINOIS
County of Will SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Irene M. Brothers, Assistant Land Trust Officer of First Community Bank and Trust, an Illinois Banking Corporation and Tammy Hoffman, Sr. Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Sr. Vice President and Assistant Land Trust Officer respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their 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 Assistant 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 this 19th day of June, 2017.

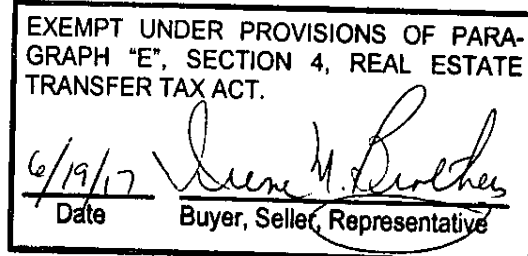


Vicki L. Jacobson
Notary Public

Mail this recorded instrument to:
First Community Bank and Trust
Atten: Irene M. Brothers
P. O. Box 457
Beecher, IL 60401

This instrument prepared by:
Irene M. Brothers
Assistant Land Trust Officer
1111 Dixie Highway, P. O. Box 457
Beecher, IL 60401

Mail tax bill to:
First Community Bank and Trust
P. O. Box 457
Beecher, IL 60401



UNOFFICIAL COPY

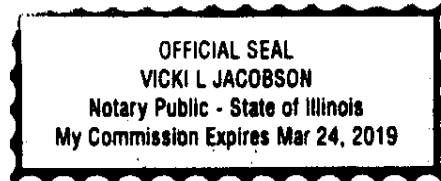
STATEMENT BY GRANTOR AND GRANTEE

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.

Date: June 19, 2017

Signature Irene M. Brothers
(Grantor or agent)

Subscribed and sworn to before me
by the said Irene M. Brothers
this 19th day of June, 2017



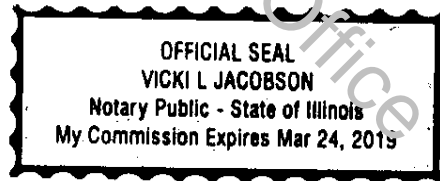
Notary Public Vicki L Jacobson

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.

Date: June 19, 2017

Signature Irene M. Brothers
(Grantee or agent)

Subscribed and sworn to before me
by the said Irene M. Brothers
this 19th day June, 2017.



Notary Public Vicki L Jacobson

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.)