

Trustee's Deed

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ILLINOIS

Doc# 1719208271 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/11/2017 12:27 PM PG: 1 OF 4

Above Space for Recorder's Use Only

The Grantors, Fidelity Personal Trust Company, F.S.B. and Carla E. Carter, not individually, but as successor co-trustees of the Charles Robert Hannan Living Trust dated July 28, 2015, of Mesquimack, County of Hillsborough, State of New Hampshire, and the Village of Midlothian, County of Cook, State of Illinois, respectively, in consideration of the sum of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Co-Trustees and of every other power and authority of the Grantors hereunto enabling, do hereby CONVEY and QUIT CLAIM unto the Grantee, Carla E. Carter, not individually, but as trustee of the Inheritor's Separate Trust created for the benefit of Carla E. Carter pursuant to the July 20, 2016 First Amendment and Restatement of the Charles Robert Hannan Living Trust dated July 28, 2015, of 14343 Ridgeway Avenue, Midlothian, IL, 60445, the following described real estate, situated in the County of Cook in the State of Illinois to wit:

(See page 3 for legal description attached here to and made part hereof.)

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2017 and subsequent years and covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Numbers: 28-11-105-009-0000 and 28-11-105-010-0000

Address of Real Estate: 14343 Ridgeway Avenue, Midlothian, IL 60445 and
14349 Ridgeway Avenue, Midlothian, IL 60445

The date of this deed of conveyance is April 12th, 2017.

Charles Robert Hannan Living Trust dated July 28, 2015

By: Fidelity Personal Trust Company, F.S.B., its Co-Trustee

By: Daniel L. Beauchemin

Daniel L. Beauchemin
Print Name and Office

By: Carla E. Carter, its Co-Trustee

Carla E. Carter



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
3584

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Carla E. Carter, not individually, but as trustee of the **Inheritor's Separate Trust created for the benefit of Carla E. Carter pursuant to the July 20, 2016 First Amendment and Restatement of the Charles Robert Hannan Living Trust dated July 28, 2015**, hereby accepts the conveyance of the real estate described herein.

Inheritor's Separate Trust created for the benefit of Carla E. Carter pursuant to the July 20, 2016 First Amendment and Restatement of the Charles Robert Hannan Living Trust dated July 28, 2015

By: Carla E. Carter

Carla E. Carter, Trustee

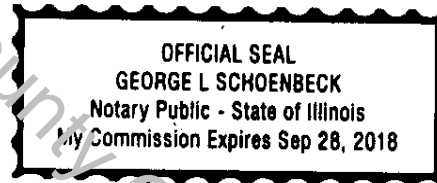
State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Carla E. Carter, 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.

Given under my hand and official seal this 5th day of April, 2017.

(Impress Seal Here)

[Signature]
NOTARY PUBLIC



State of New Hampshire County of Hillsborough SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Daniel Beauchemin, personally known to me to be the Regional Trust Specialist of Fidelity Personal Trust Company, F.S.B., and 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 as such Regional Trust Specialist, he/she signed and delivered the said instrument pursuant to authority given by the Company, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 12th day of April, 2017.

(Impress Seal Here)



[Signature]
NOTARY PUBLIC

UNOFFICIAL COPY

LEGAL DESCRIPTION

For the premises commonly known as: 14343 Ridgeway Avenue, Midlothian, IL 60445
14349 Ridgeway Avenue, Midlothian, IL 60445

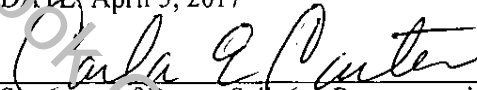
Legal Description:

LOT 14 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN IN SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LOT 13 IN BLOCK 8 IN ARTHUR T. MCINTOSH AND COMPANY'S HOME ADDITION TO MIDLOTHIAN IN SECTION 11, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW

DATE: April 5, 2017


Signature of Buyer, Seller or Representative

This instrument was prepared by

George L. Schoenbeck
Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462

Send subsequent tax bills to:

Carla E. Carter
14343 Ridgeway Avenue
Midlothian, IL 60445

Recorder-mail recorded document to:

George L. Schoenbeck
Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60462

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or its agents affirms that, to the best of its 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.

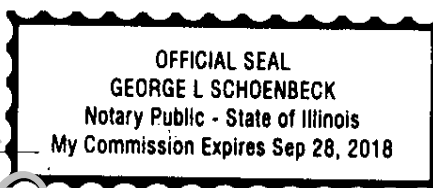
Dated: April 5, 2017

SIGNATURE:

Carla E Carter
GRANTOR OR AGENT

Subscribed and Sworn to before me this
5th day of April, 2017

[Signature]
NOTARY PUBLIC



The grantee or its agents affirms that, to the best of its 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.

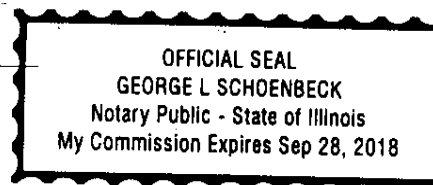
Dated: April 5, 2017

SIGNATURE:

Carla E Carter
GRANTEE OR AGENT

Subscribed and Sworn to before me this
5th day of April, 2017

[Signature]
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)