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TRUSTEE'S DEED

July 11, 2017



Doc# 1721901063 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2017 11:56 AM PG: 1 OF 2

Above space for revenue stamps

THIS INDENTURE, made this 11<sup>th</sup> day of July, 2017 between First Nations Bank F/K/A First Nations Bank of Wheaton, F/K/A First National Bank of Wheaton, An Illinois Banking Association duly organized and existing under the Illinois Banking Laws, as Trustee, under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the 21<sup>st</sup> day of January, 2003, and known as Trust No. 1473 party of the first part, and JAROSLAW GRUSZCZYNSKI, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said parties of the second JAROSLAW GRUSZCZYNSKI, following described real estate, situated in Cook County, Illinois, to wit:

Parcel 1:

Unit Number 302 in 8711 W. Bryn Mawr Condominium, as delineated on plat of survey of the following described real estate: In part of Lots 16 to 20, both inclusive, and Lots 42 to 45, both inclusive, in Chicago's Forest Ridge Estates, being a Subdivision of the North 1/2 of the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, lying below a horizontal plane of 81.35 feet above Chicago City Datum, all in Cook County, Illinois, which plat is attached as Exhibit "A" to the Declaration of Condominium recorded May 30, 2002, as Document Number 0020610405, together with its undivided percentage interest of the common elements appurtenant to the unit as set forth in said declaration.

Parcel 2:

The exclusive right to the use of limited common elements known as Storage Space B-29 and Parking B-29 as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0020610405.

Pin: 12-11-104-032-1011

Address: 8711 W. BRYN MAWR AVE, UNIT 302, CHICAGO, IL 60631

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto parties of the second part JAROSLAW GRUSZCZYNSKI, and to the proper use, benefit and behoove forever of said party the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of all trust deeds and/ or mortgages

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

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upon said real estate, if any, or record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Trust Officer, the day and year first above written.

FIRST NATIONS BANK, as Trustee as aforesaid

By [Signature] Trust Officer

Attest [Signature] ATO Asst Trust Officer

STATE OF ILLINOIS )  
 )  
 ) ss.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Melissa Long-Smith, Senior Vice President/Trust Officer and Carol Jensen, Assistant Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant 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 Bank, for the uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that she, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as his own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 11 day of July, 2017.



Notary Public  
[Signature]

PREPARED BY:  
  
First Nations Bank  
7757 W. Devon Ave  
Chicago, IL 60631

MAIL TO:  
KATARZYN BAK  
7720 W. TOLLY SUITE D  
CHICAGO IL 60631

TAX BILLS TO:  
JAROSLAW BRUSZ (ZYNSKI)  
8711 W. BRVN MAWR  
UNIT 302  
CHICAGO IL 60631

REAL ESTATE TRANSFER TAX		28-Jul-2017	
COUNTY:	149.25		
ILLINOIS:	298.50		
TOTAL:	447.75		

12-11-104-032-1011 | 20170701694332 | 1-977-335-232

REAL ESTATE TRANSFER TAX		28-Jul-2017	
CHICAGO:	2,238.75		
CTA:	895.50		
TOTAL:	3,134.25		

12-11-104-032-1011 | 20170701694332 | 1-714-818-496

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