

# UNOFFICIAL COPY

## TRUSTEE'S DEED

THIS AGREEMENT, made this 21 day of July, 2017, between

FNBC BANK AND TRUST, SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF LAGRANGE, Trustee of the Second Amended and Complete Restatement to the James F. Grant, Jr. 1998 Trust dated June 24, 2013, as amended, of  
600 W. Burlington Avenue  
LaGrange, IL 60525

Grantor,

and

JAMES GRANT  
218 N. Mound Street  
Willow Springs, IL 60489

Grantee.

WITNESSES: The Grantor in consideration of Ten and No/100 (\$10.00) Dollars receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, do(es) hereby convey and quitclaim unto the Grantee, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

Lots 19, 20 and 21 in Block 1 in Mount Forest, a subdivision of the Southeast  $\frac{1}{4}$  and that part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  and that part of the East half of the Southwest  $\frac{1}{4}$  and the Northeast  $\frac{1}{4}$  (West of land of Joseph Abbitt) and the Northwest  $\frac{1}{4}$  of Section 33, Township 38 North, Range 12 East of the Third Principal Meridian lying South of the Chicago St. Louis and Alton Railroad in Cook County, Illinois.

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

SUBJECT TO: General real estate taxes for 2016 and subsequent years; building lines; conditions and covenants of record.

Permanent Real Estate Index Number: 18-33-206-001; 18-33-206-002 and 18-33-206-003

Address of Real Estate: 218 N. Mound Street, Willow Springs, IL 60489



\*1723446269D\*

Doc# 1723446269 Fee \$42.00

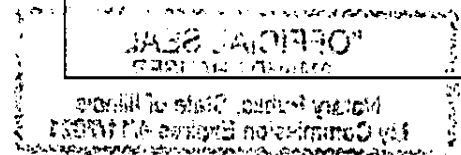
RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2017 02:49 PM PG: 1 OF 3



**UNOFFICIAL COPY**

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, has hereunto set its hand and seal the day and year first above written.

FNBC BANK AND TRUST, SUCCESSOR IN INTEREST TO FIRST NATIONAL BANK OF LAGRANGE, Trustee of the Second Amended and Complete Restatement to the James F. Grant, Jr. 1998 Trust dated June 24, 2013, as amended

By: *Josh F. M... (Signature)* (SEAL)

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 the above named *Joshua M... (Signature)* Vice President of FNBC Bank and Trust, Successor in Interest to FIRST NATIONAL BANK OF LA GRANGE, Grantor, 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 21 day of July, 2017.



*Amanda Hauser (Signature)*  
Notary Public

Commission expires: *April 11, 2021*

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT, SECTION 4, PARA. E

Dated *7/21/2017*

Sign: *Josh F. M... (Signature)*

This instrument was prepared by: *Charles M. Jardine*  
Charles M. Jardine, Attorney at Law  
15 Spinning Wheel Road, #225  
Hinsdale, IL 60521

MAIL TO:  
  
JAMES GRANT  
218 N. Mound Street  
Willow Springs, IL 60489

SEND SUBSEQUENT TAX BILLS TO:  
  
JAMES GRANT  
218 N. Mound Street  
Willow Springs, IL 60489

# UNOFFICIAL COPY

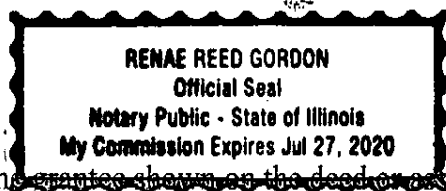
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-25-17, 20\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Charles M. Jardine this 25<sup>th</sup> day of July, 2017

Notary Public [Signature]



The grantee or his/her agent affirms and verifies that the name of the ~~grantee shown on the deed or assignment~~ of beneficial interest in a land trust 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 7-25-17, 20\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Charles M. Jardine this 25<sup>th</sup> day of July, 2017

Notary Public [Signature]



**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.)