

# UNOFFICIAL COPY



\*1907746153D\*

Doc# 1907746153 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/18/2019 11:36 AM PG: 1 OF 5

## TRUST TO TRUST

**This Indenture**, made this 26th day of February, 2019 A.D. between FIRST NATIONS BANK, Formerly known as First National Bank of Wheaton, Illinois, as Trustee under the provisions of a Deed or Deeds in Trust, duly recorded and delivered to said Bank in pursuance of trust agreement dated the 6th day of August, 1996, and known as Trust Number 1086 (the "Trustee") and FIRST NATIONS BANK AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JANUARY 23, 2019 AND KNOWN AS TRUST NUMBER 1886, Address of Grantee(s) 7757 W DEVON, CHICAGO, ILLINOIS 60631.

Witnesseth, that Trustee, in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto the Grantee(s), the and other following described real estate, situated in COOK County, Illinois, to wit:

**LOT TWO (2) (EXCEPT THE NORTH 1.0 FEET THEREOF) IN THE RESUBDIVISION OF LOT SIX (6) IN BLOCK ONE (1) IN MARWOOD'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF PARTS OF SECTIONS TWENTY FIVE (25) AND THIRTY SIX, TOWNSHIP FORTY (40) NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO; THE NORTH TWENTY-FIVE (25) FEET OF LOT ONE (1) (EXCEPT THE WEST HALF OF LOT ONE (1) IN HILL CREST, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION THIRTY-SIX (36), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMONLY KNOWN AS 2312 N HARLEM, ELMWOOD PARK, ILLINOIS 60707  
12-36-207-020-0000; 12-36-207-037-0000**

**THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH AUTHORITY TO DIRECT TO THE TRUST GRANTEE ARE RECITED ON THE ATTACHED EXHIBIT "B" WHICH IS EXPRESSLY INCORPORATED HEREIN AND MADE A PART HEREOF.**

together with the tenements and appurtenances thereunto belonging.

# UNOFFICIAL COPY

To Have And To Hold the same unto the Grantee(s) as aforesaid and to the proper use, benefit and behoof of the Grantee(s) forever.

This deed is executed pursuant to and in the power and authority granted and vested in said Trustee by the terms of 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 there be) of record in said county affecting the said real estate or any part thereof given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, the Trustee 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 Assistant Trust Officer, the day and year first above written.

Attest:

FIRST NATIONS BANK

as Trustee as aforesaid.

Anne Monica Cross  
Vice President

Melissa Smith  
Trust Officer

This instrument was prepared by and please return to: <u>MELISSA SMITH, TRUST OFFICER</u>	FIRST NATIONS BANK Real Estate and Trust Department 7757 W Devon Avenue Chicago, IL 60631-1509
--	---

State of Illinois

County of Cook

SS.

Exempt under provisions of Paragraph 5, Section 4, Real Estate Transfer Tax Act.

3/18/19  
Date

[Signature]  
Buyer, Seller, or Representative

I, Peggy Crosby a Notary Public in and for said County, in the

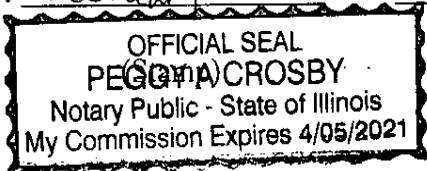
State aforesaid, Do Hereby Certify that Melissa Smith TRUST

~~OFFICER~~ OFFICER of FIRST NATIONS BANK, and Anne Monica Cross <sup>Vice President</sup> ASSISTANT TRUST

OFFICER thereof, personally known to me to be the same persons whose names are subscribed to the forgoing instrument as such Vice President and Trust Officer respectively, appears before me this day in person and acknowledged that they signed and delivered said instrument as their own free and voluntary act, and as the free and voluntary act of said Trustee, for the uses and purposes therein set forth; and said Assistant Trust Officer did also then and there acknowledge that he as custodian of the corporate seal of said Trustee did affix said corporate seal of said Trustee to said instrument a his own free and voluntary act, and as the free and voluntary act of said Trustee for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26 day

of February A.D. 2019



[Signature]  
Notary Public

# UNOFFICIAL COPY

EXHIBIT 'B'

To have and to hold the said premises with the appurtenances, upon the trust and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is here by granted to said trustee to improve, protect and subdivide said premises or any part thereof, to dedicate parts, 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 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 encounter, 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 present or future, 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 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 owing the same to deal with the same, whether similar to or different from ways above specified, at anytime or times hereafter.


In no 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 mortgage by said trustee, be obliged to see to the application of any purchase money, rent, or 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 in to 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 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 instruments was executed in accordance with the trust, 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, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.



# UNOFFICIAL COPY

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note the certificate of title or duplicate thereof, or memorial, the words 'in trust', or 'upon condition', 'with limitations' or words of similar import, in accordance with the statute in such case made and provided.

Property of Cook County Clerk's Office

 **Village of Elmwood Park**  
**TRANSFER STAMP**  
*AB* EXEMPT 03-19

**REAL ESTATE TRANSFER TAX** 18-Mar-2019

	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

12-36-207-020-0000 | 20190201610552 | 1-231-760-800

# UNOFFICIAL COPY

## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 March 18, 2019

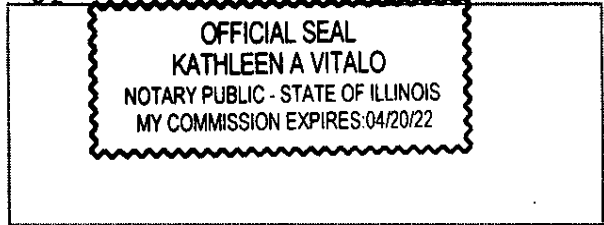
SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Kathleen A. Vitalo

By the said (Name of Grantor): Thomas M. Walsh, agent of  
First Nations Bank Trust 1086  
On this date of: March 18, 2019

AFFIX NOTARY STAMP BELOW



NOTARY SIGNATURE: [Signature]

### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: March 18, 2019

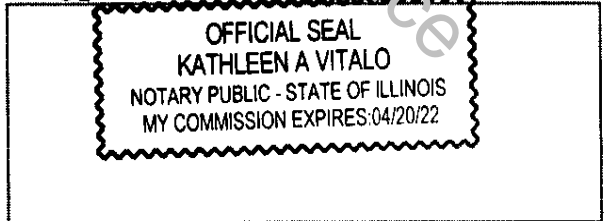
SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Kathleen A. Vitalo

By the said (Name of Grantee): Thomas M. Walsh, agent of  
First Nations Bank Trust 1886  
On this date of: March 18, 2019

AFFIX NOTARY STAMP BELOW



NOTARY SIGNATURE: [Signature]

### CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)