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Doc#: 2000208104 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/02/2020 10:18 AM Pg: 1 of 3

Dec ID 20191201667444
ST/CO Stamp 1-943-160-160 ST Tax \$4,302.00 CO Tax \$2,151.00
City Stamp 1-734-632-800 City Tax: \$45,171.00

TRUSTEE'S DEED/TRUST TO TRUST

ATG Trust Company, an Illinois Corporation, 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 5th day of July, 2011, and known as Trust Number L011-124, for the consideration of 10.00 dollars, and other good and valuable considerations in hand paid, conveys and quitclaims to ATG Trust Company, as Trustee under a Trust Agreement dated December 11, 2019 and known as Trust Number L019-131,

party of the second part, whose address is 1 S. Wacker Drive, Ste. 2400 Chicago, IL 60606
the following described real estate situated in Cook County, Illinois, to wit:

See legal description rider attached & made a part hereof.

Permanent Tax Number: See attached rider

together with the tenements and appurtenances thereunto belonging; to have and to hold 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 named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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 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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Maura Mannix Trust Officer this 11th day of December, 2019.

ATG TRUST COMPANY, as Trustee aforesaid

By Maura Mannix, V.P.
Trust Officer

Street address of above described property: 2856 North Hermitage Avenue, Chicago IL 60657

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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, to vacate any subdivision or part thereof and to re-subdivide 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, to pledge or otherwise to encumber said real estate, or any part thereof, to lease said real estate, or any part 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 terms 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 to 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 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 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 trustee, 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, her, 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 thereto, or for injury to person or property happening in or about 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 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 thereof 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 case made and provided.

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 Maura Mannix,
 Trust Officer of the ATG TRUST COMPANY, a Corporation, personally known to me
 to be the same person whose name is subscribed to the foregoing instrument as such
Maura Mannix Trust Officer, appeared before me this day in person
 and acknowledged that he/she signed and delivered the 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; and the said Maura Mannix 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 Seal this 11th day of December, 2019.

Taylor Beach
 Notary Public

Mail this recorded instrument to: Stuart M. Sheldon, P.C. 1 E. Wacker Drive, Ste 2610 Chicago, IL 60601	This instrument prepared by: ATG Trust Company 1 S. Wacker Drive 24th Floor Chicago, IL 60606	Mail future tax bills to: ATG Trust Company L019-131 1 S. Wacker Drive 24th Floor Chicago, IL 60606	
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ATTORNEYS' TITLE GUARANTY FUND, INC.

LEGAL DESCRIPTION

Permanent Index Number:

Property ID: 14-30-223-274-0000 & -275-0000

Property Address:

2856 North Hermitage Avenue
Chicago, IL 60657

Legal Description:

Parcel 1:

Lots 16 and 17 in Columbia Place Subdivision, being a Subdivision in the Northeast Quarter of Section 30, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Non-exclusive easement in favor of Parcel 1 as created by Declaration of Easements, Restrictions, and Covenants for the West Surf Homeowners Association recorded June 21, 2003 as Document Number 0314118082, for the use and enjoyment and ingress and egress to and from the land insured herein over, upon, and across the common area, as defined therein.

Property of Cook County Clerk's Office