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TRUSTEE'S DEED IN TRUST

Doc# 2000746081 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/07/2020 11:58 AM PG: 1 OF 4

THIS INDENTURE WITNESSETH,
that the Grantor **FIRST MIDWEST BANK**, as Trustee or successor Trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said Bank in pursuance of a Trust Agreement dated the 22nd day of December, 1992 and known as Trust No. 3970 of the County of Will and the State of Illinois for and in consideration of Ten and no/100

Dollars, and other good and valuable considerations in hand paid, Conveys and quit claims unto **Phyllis C. Troutfetter, not individually, but as trustee of the Phyllis C. Troutfetter Trust dated December 7, 2019, of 3931 S. Home Avenue, Stickney, IL 60402,** its successor or successors as Trustee, the following described real estate in the County of Cook and State of Illinois, to-wit:

The South 33.68 feet of the North 182.72 feet (except the East 8 feet thereof) in the South Half of the West Half of Block 3 of B.F. Shotwell's Subdivision of the East Half of the North West Quarter of Section 6, Township 28 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Subject to: Mortgage or Trust Deeds, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2019 and subsequent; and

TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, 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 with or without consideration, to convey said premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 encumber, 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 praesenti or in futuro, and upon any terms and or 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 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 or 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 owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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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 mortgaged 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 into 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 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 instrument was executed in accordance with the trusts, 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 in the earnings, avails and proceeds thereof as aforesaid.

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 in the certificate of title 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 cases made and provided.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

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 there be) 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, the grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signer and attested by its Authorized Signer this 10th day of December, 2019.

FIRST MIDWEST BANK as Trustee as aforesaid

Attest: *Ausan J. Zeln*
Authorized Signer

By: *Regina A. Leary*
Authorized Signer

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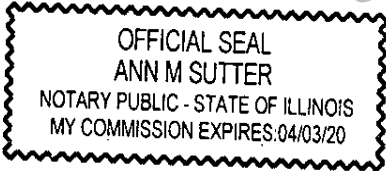
STATE OF ILLINOIS,

Ss:

COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that Peggy A. Regas, Authorized Signer, of FIRST MIDWEST BANK, Joliet, Illinois and Susan J. Zelek, the attesting Authorized Signer thereof, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Authorized Signer and the attesting Authorized Signer 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 attesting Authorized Signer 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 her 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 seal this 10th day of December, 2019.



Ann M. Sutter

Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Peggy Regas
First Midwest Bank – Wealth Management
2801 W. Jefferson St.
Joliet, IL 60435

PROPERTY ADDRESS

3931 S. Home Avenue
Stickney, IL 60402

AFTER RECORDING
MAIL THIS INSTRUMENT TO

Kathleen M. McGovern, Esq.
228 Southcote Road
Riverside, IL 60546

PERMANENT INDEX NUMBER

19-06-101-006-0000

MAIL TAX BILL TO

Phyllis C. Troutetter, Trustee
3931 S. Home Avenue
Stickney, IL 60402

GRANTEE'S ACKNOWLEDGEMENT

Phyllis C. Troutetter

Trustee

Exempt under provisions of Paragraph e
Section 31-45, Property Tax Code.

[Signature]

Date Buyer, Seller, or Representative

VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 5
DATED THIS 10 DAY OF January 2020.
[Signature]

TAX COLLECTOR

REAL ESTATE TRANSFER TAX		07-Jan-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
19-06-101-006-0000 20191201681863 0-143-011-168		

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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.

FIRST MIDWEST BANK, AS
TRUSTEE AND NOT PERSONALLY

Date December 10, 2019

Signature *Reyna Reyes*
(Grantor)

Subscribed and sworn to before me
by the said *Grantor*
this 10th day of December, 2019



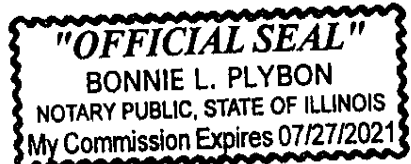
Notary Public *Susan J Zelek*

The grantee or his agent affirms and verifies that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois.

Date December 30, 2019

Signature *Kathleen McGovern*
(Grantee)

Subscribed and sworn to before me
by the said *Kathleen McGovern*
this 30 day of Dec., 2019



Notary Public *Bonnie L Plybon*

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