

# UNOFFICIAL COPY

## TRUSTEE'S DEED

**THIS INDENTURE** Made this 17<sup>th</sup> day of June, 2020, between **FIRST MIDWEST BANK**, Joliet, Illinois, 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 19<sup>th</sup> day of May, 1993 and known as Trust

number 93-4907, party of the first part and **EPCM MIDWEST, LLC, a Georgia limited liability company**, of P.O. Box 190451, Atlanta, GA 31119, party of the second part.

**WITNESSETH**, that said party of the first part, in consideration of the sum of TEN and no/100, (\$10.00) Dollars and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said party of the second part, all interest in the following described real estate, situated in Cook County, Illinois, to-wit:

### LEGAL DESCRIPTION ATTACHED

PIN: See attached list

Commonly known as: 72.505 Acres on Route 30, Matteson, IL

together with the tenement and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part forever.

Subject to: Liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year 2007 and

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**, 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 Authorized Signer and attested by its Authorized Signer, this 17<sup>th</sup> day of June, 2020.



Doc# 2023406104 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2020 02:27 PM PG: 1 OF 8

S   
P   
S   
M   
SC   
E   
INT

### REAL ESTATE TRANSFER TAX

30-Jul-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

31-20-200-004-0000

| 20200601607857 | 0-693-522-144

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EXEMPT UNDER PROVISIONS OF PARAGRAPH (C)  
SECTION 31-45 OF THE ILLINOIS REAL ESTATE  
TRANSFER TAX ORDINANCE

6/19/20 [Signature]  
Date Buyer, Seller or Representative

FIRST MIDWEST BANK, as Trustee as aforesaid,

By: [Signature]  
Authorized Signer

Attest: [Signature]  
Authorized Signer

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 17<sup>th</sup> day of June A.D. 2020.

[Signature]  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Rosa Arias Angeles  
First Midwest Bank, Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

MAIL TAX BILL TO

EPCM Midwest, LLC  
P.O. Box 190451  
Atlanta, GA 31119

AFTER RECORDING

MAIL THIS INSTRUMENT TO

Kevin Purtill  
Meltzer Purtill & Stelle LLC  
300 S. Wacker Drive, Ste 2300  
Chicago, IL 60606

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS COMMENCING AT THE CROSS CUT IN CONCRETE MEDIAN OF U.S. HIGHWAY ROUTE 30, ALSO KNOWN AS LINCOLN HIGHWAY, AND SAID CROSS BEING THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 20; THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SECTION 20, A DISTANCE OF 662.26 FEET TO A CROSS CUT IN THE CONCRETE MEDIAN OF U.S. HIGHWAY ROUTE 30, SAID CROSS BEING THE POINT OF BEGINNING; THENCE CONTINUING WEST ON THE EAST AND WEST CENTERLINE OF SECTION 20, A DISTANCE OF 400 FEET TO A CROSS CUT IN THE CONCRETE MEDIAN OF U.S. HIGHWAY ROUTE 30; THENCE NORTHERLY ON A STRAIGHT LINE, SAID LINE BEING 400 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1102 FEET TO A 5/8 INCH ROUND IRON ROD; THENCE WESTERLY ON A STRAIGHT LINE, SAID LINE BEING 1102 FEET NORTH OF AND PARALLEL TO THE EAST AND WEST CENTERLINE OF SECTION 20, A DISTANCE OF 295.45 FEET TO A 5/8 INCH ROUND IRON ROD THENCE NORTHERLY ON A STRAIGHT LINE; SAID LINE BEING 33 FEET WESTERLY OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 223.84 FEET TO A 5/8 INCH ROUND IRON ROD THENCE WESTERLY ON A STRAIGHT LINE, SAID LINE BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1259.96 FEET TO A 3/4 INCH ROUND IRON ROD; THENCE NORTHERLY ON A STRAIGHT LINE, SAID LINE BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1276.80 FEET TO A 5/8 INCH ROUND IRON ROD, SAID IRON ROD BEING 50 FEET SOUTH OF THE POINT OF INTERSECTION OF THE LAST NAMED LINE WITH THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20; THENCE NORTHERLY 50 FEET TO SAID POINT OF INTERSECTION WHICH LIES WITHIN BUTTERFIELD CREEK; THENCE EASTERLY ON A STRAIGHT LINE; SAID LINE BEING THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1955.22 FEET TO AN IRON PIPE; THENCE SOUTHERLY ON A STRAIGHT LINE SAID LINE BEING THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, ALSO BEING THE WEST LINE OF RECORDED GLENRIDGE SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 2650.06 FEET TO THE POINT OF BEGINNING (EXCEPT THE NORTH 37 FEET OF THE SOUTH 70 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SAID NORTHEAST 1/4) ALL IN COOK COUNTY, ILLINOIS.

EXCEPTING FROM SAID PARCEL 1 THAT PART FALLING IN TRINITY CREEKS PHASE TWO RECORDED AS DOCUMENT 0610118012, FALLING IN TRINITY CREEKS PHASE TWO A RECORDED AS DOCUMENT 0610118013, FALLING IN TRINITY CREEKS PHASE THREE RECORDED AS DOCUMENT 0610118014 AND FALLING IN TRINITY CREEKS FOUR RECORDED AS DOCUMENT 0610118015.

**UNOFFICIAL COPY****PARCEL 2:**

THE WEST 1 ACRE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. EXCEPTING FROM SAID PARCELS 1, 2 & 3 THAT PART FALLING IN TRINITY CREEKS PHASE TWO RECORDED AS DOCUMENT 0610118012, FALLING IN TRINITY CREEKS PHASE TWO A RECORDED AS DOCUMENT 0610118013, FALLING IN TRINITY CREEKS PHASE THREE RECORDED AS DOCUMENT 0610118014 AND FALLING IN TRINITY AND FALLING IN TRINITY CREEKS FOUR RECORDED AS DOCUMENT 0610118015.

EXCEPTING FROM SAID PARCELS 1, 2 & 3 THAT PART FALLING IN TRINITY CREEKS PHASE TWO RECORDED AS DOCUMENT 0610118012, FALLING IN TRINITY CREEKS PHASE TWO RECORDED AS DOCUMENT 0610118013, FALLING IN TRINITY CREEKS PHASE THREE RECORDED AS DOCUMENT 0610118014 AND FALLING IN TRINITY CREEKS FOUR RECORDED AS DOCUMENT 0610118015.

**PARCEL 3:**

LOTS 1, 7, 8, 11, 15, 17, 18, 20, 21, 22, 23, 24, 29, 30, 33, 37, 42, 45, 46 & 48 IN TRINITY CREEKS PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2005 AS DOCUMENT 0501339042 ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

LOTS 52 THROUGH 90 IN TRINITY CREEKS PHASE TWO BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 0610118012, DATED APRIL 11, 2006.

**PARCEL 5:**

LOT 51 IN TRINITY CREEKS PHASE TWO A BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 0610118013, DATED APRIL 11, 2006.

**PARCEL 6:**

LOTS 91 THROUGH 127 IN TRINITY CREEKS PHASE THREE BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 0610118014, DATED APRIL 11, 2006.

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**PARCEL 7:**

LOTS 128 THROUGH 165 IN TRINITY CREEKS PHASE FOUR BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NO. 0610118015, DATED APRIL 11, 2006.

**PARCEL 8**

LOTS 1 AND 23 IN TRINITY CREEKS PHASE ONE, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 13, 2005 AS DOCUMENT 0501339042, IN COOK COUNTY, ILLINOIS. EXCEPTING THEREFROM THAT PART OF LOTS 53, 57, 60, 61 AND 62 FALLING WITHIN THE WEST 1 ACRE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

**PARCEL 9**

LOTS 53, 57, 58, 60 TO 69, BOTH INCLUSIVE, 74, 75, 79, 80, 88 AND 89 IN TRINITY CREEKS PHASE TWO, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 0610118012, DATED APRIL 11, 2006, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****EXHIBIT B  
PERMANENT INDEX NUMBERS**

31-20-200-004-0000; 31-20-201-021-0000; 31-20-202-007-0000; 31-17-402-001-0000; 31-20-200-003-0000; 31-20-202-008-0000; 31-20-201-032-0000, 31-20-201-048-0000, 31-20-202-007-0000, 31-20-203-027-0000, 31-20-203-028-0000, 31-20-203-029-0000, 31-20-203-030-0000, 31-20-203-031-0000, 31-20-203-032-0000, 31-20-203-033-0000, 31-20-203-034-0000, 31-20-203-035-0000, 31-20-203-036-0000, 31-20-208-008-0000, 31-20-208-012-0000, 31-20-208-013-0000, 31-20-209-017-0000, 31-20-209-019-0000, 31-20-209-021-0000, 31-20-209-022-0000, 31-20-209-023-0000, 31-20-209-024-0000, 31-20-209-025-0000, 31-20-209-026-0000, 31-20-209-027-0000, 31-20-209-028-0000, 31-20-213-005-0000, 31-20-213-006-0000, 31-20-213-010-0000, 31-20-214-001-0000, 31-20-214-007-0000, 31-20-214-008-0000, 31-20-214-009-0000, 31-20-214-010-0000, 31-20-215-001-0000, 31-20-215-002-0000, 31-20-215-003-0000, 31-20-215-004-0000, 31-20-215-005-0000, 31-20-215-006-0000, 31-20-215-007-0000, 31-20-215-008-0000, 31-20-215-009-0000, 31-20-215-010-0000, 31-20-216-001-0000, 31-20-216-002-0000, 31-20-216-003-0000, 31-20-216-004-0000, 31-20-217-001-0000, 31-20-217-002-0000, 31-20-217-003-0000, 31-20-217-004-0000, 31-20-217-005-0000, 31-20-217-006-0000, 31-20-218-001-0000, 31-20-218-002-0000, 31-20-218-003-0000, 31-20-218-004-0000, 31-20-218-005-0000, 31-20-218-006-0000, 31-20-218-007-0000, 31-20-218-008-0000, 31-20-218-009-0000, 31-20-218-010-0000, 31-20-218-011-0000, 31-20-219-001-0000, 31-20-219-002-0000, 31-20-219-003-0000, 31-20-219-004-0000, 31-20-219-005-0000, 31-20-219-006-0000, 31-20-220-001-0000, 31-20-220-002-0000, 31-20-220-003-0000, 31-20-220-004-0000, 31-20-220-005-0000, 31-20-220-006-0000, 31-20-220-007-0000, 31-20-220-008-0000, 31-20-220-009-0000, 31-20-220-010-0000, 31-20-220-011-0000, 31-20-220-012-0000, 31-20-220-013-0000, 31-20-220-014-0000, 31-20-220-015-0000, 31-20-220-016-0000, 31-20-220-017-0000, 31-20-220-018-0000, 31-20-221-001-0000, 31-20-221-002-0000, 31-20-221-003-0000, 31-20-221-004-0000, 31-20-221-005-0000, 31-20-221-006-0000, 31-20-221-007-0000, and 31-20-221-008-0000.

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## STATEMENT BY GRANTOR AND GRANTEE

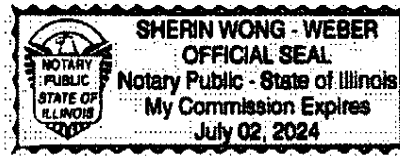
The grantor or his agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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.

Dated: June 17<sup>th</sup>, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 17<sup>th</sup> day of June, 2020

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that 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 acquired 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: June 17<sup>th</sup>, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 17<sup>th</sup> day of June, 2020

Notary Public [Handwritten 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.)

