

# UNOFFICIAL COPY

## Warranty Deed in Trust

Prepared by:

Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63<sup>rd</sup> Street  
Chicago, Illinois 60629

10/1  
When recorded return/mail tax bills to:

Marquette Bank  
Attn: Land Trust Department  
9533 W. 143<sup>rd</sup> Street  
Orland Park, IL 60462

206SA 243211H

Doc#: 2033538290 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/30/2020 12:52 PM Pg: 1 of 3

Dec ID 20201001636249  
ST/CO Stamp 0-422-366-688 ST Tax \$115.00 CO Tax \$57.50  
City Stamp 1-144-026-080 City Tax: \$1,207.50

THIS INDENTURE, made this \_\_\_ day of October 2020, between **Bedford Auto Group, LLC** a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **Marquette Bank, an Illinois Banking Association**, whose address is **9533 W. 143<sup>rd</sup> Street, Orland Park, IL 60462**, as Trustee under the provisions of a trust agreement dated the **19th day of October, 1995** and known as **Trust Number 13561**, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration of the sum of **TEN AND NO/100 Dollars** and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part, in fee simple forever and to grantee's heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See legal description on Exhibit "A".

Permanent Real Estate Index Number(s): **19-20-203-014-0000**

Address of Real Estate: **5621 W. 63rd Street, Chicago, IL 60638**

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

**IN WITNESS WHEREOF**, said party of the first part has caused its name to be signed to these presents by its Manager(s), the day and year first above written.

Subject to taxes for 2020 and thereafter, and to easements, covenants, conditions and restrictions of record.

Chicago Title

Bedford Auto Group, LLC, an Illinois limited liability company

By:   
Andrejus Presniakovas, its Manager

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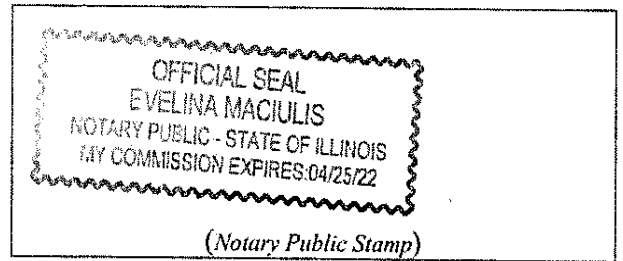
STATE OF ILLINOIS )  
 )SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrejus Presniakovas personally known to me to be the Manager of Bedford Auto Group, LLC whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this \_\_\_ day of October, 2020.

*Evelina Maciulis*

Notary Public



\* Mail Tax Bills  
Marquette Bank Trust Number 13561  
Po Box 388486  
Chicago, IL 60638

### TERMS AND CONDITIONS

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 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 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 futuro, and upon any terms and period 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 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. 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 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, 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 for 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 case made and provided.

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## EXHIBIT "A"

**Legal description:**

LOTS 8 AND 9 IN BLOCK 1 IN FIRST ADDITION TO CLEARING BEING A SUBDIVISION OF THE EAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-20-203-014-0000

Address of real estate: 5621 W. 63<sup>rd</sup> Street, Chicago, IL 60638

Property of Cook County Clerk's Office