

# UNOFFICIAL COPY

Doc#: 2108920162 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/30/2021 09:43 AM Pg: 1 of 3

## WARRANTY DEED IN TRUST

### PREPARED BY and MAIL TO:

Christine M. Travers  
Reda | Ciprian | Magnone  
8501 W. Higgins, Suite 440  
Chicago, IL 60631

Dec ID 20210301666346

### NAME & ADDRESS OF TAXPAYER

Fifth Third Bank, N.A.  
Attn.: Melinda M. Tsang  
222 South Riverside Plaza  
GRVRIJ  
Chicago, Illinois 60606

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, **FIFTH THIRD BANK, N.A., Successor in Interest to JP MORGAN CHASE BANK, N.A.**, solely as Co-Guardian of the Estate of Jason McFarland, a Disabled Person, of 222 South Riverside Plaza, Chicago, Illinois 60606 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and warrants unto **FIFTH THIRD BANK, N.A. as TRUSTEE OF THE JASON MCFARLAND TRUST UNDER AGREEMENT DATED JANUARY 21, 2021**, and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

**LOT 34 IN PERSIMMON RIDGE, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, AND THE NORTH 120.00 FEET OF THE WEST ½ OF THE SOUTHEAST ¼ OF SAID SOUTHWEST ¼, ALL IN SECTION 5, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Commonly known as: 10906 W. Atwood Court, Orland Park, Illinois 60467**  
**Property Index Number: 27-05-308-011-0000**

together with the tenements and appurtenances thereto belonging.

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 in futuro, 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 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 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

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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.

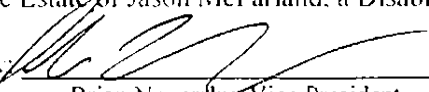
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any other part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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.

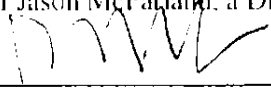
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid has hereunto set their hands and seals this 12th day of March 2021

**FIFTH THIRD BANK, N.A., Successor in Interest to JP MORGAN CHASE BANK, N.A.,** solely as Co-Guardian of the Estate of Jason McFarland, a Disabled Person.

By:   
Brian Nagorsky, Vice President

**FIFTH THIRD BANK, N.A., Successor in Interest to JP MORGAN CHASE BANK, N.A.,** solely as Co-Guardian of the Estate of Jason McFarland, a Disabled Person.

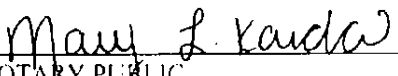
By:   
Tracey Middlebrook, Vice President

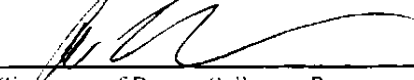
State of Illinois, County of Cook ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **BRIAN NAGORSKY** and **TRACEY MIDDLEBROOK** known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th day of March 2021.

Exempt under Provisions of Paragraph   E   Section  
4 Real Estate Transfer Act

  
NOTARY PUBLIC

  
Signature of Buyer, Seller, or Representative



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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 03 | 15 | 20 21

SIGNATURE: Christine Travers  
GRANTOR or AGENT

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

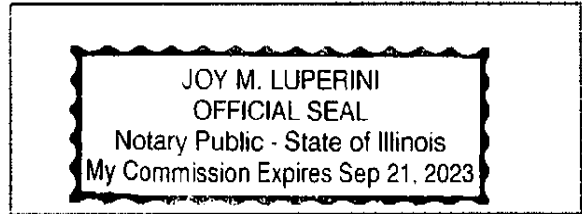
Subscribed and sworn to before me, Name of Notary Public: JOY M. LUPERINI

By the said (Name of Grantor): CHRISTINE TRAVERS

On this date of: 03 | 15 | 20 21

NOTARY SIGNATURE: Joy M. Luperini

AFFIX NOTARY STAMP BELOW



### 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 title to real estate under the laws of the State of Illinois.

DATED: 03 | 15 | 20 21

SIGNATURE: Christine Travers  
GRANTEE or AGENT

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

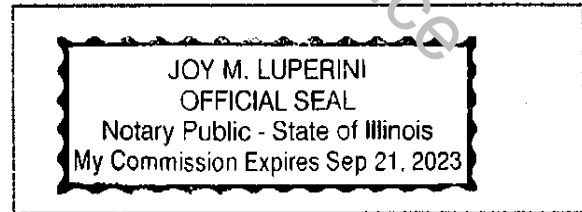
Subscribed and sworn to before me, Name of Notary Public: JOY M. LUPERINI

By the said (Name of Grantee): CHRISTINE TRAVERS

On this date of: 03 | 15 | 20 21

NOTARY SIGNATURE: Joy M. Luperini

AFFIX NOTARY STAMP BELOW



### 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)