## **UNOFFICIAL COPY**

TRUSTEE'S DEED

Doc#. 2119420145 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 07/13/2021 07:54 AM Pg: 1 of 2

Dec ID 20210401616471

ST/CO Stamp 2-013-865-232 ST Tax \$450.00 CO Tax \$225.00

May 4, 2021

Above space for revenue s.amps

Above space for recorder's use only

THIS INDENTURE, made this  $4^{\text{th}}$  DAY OF MAY, 2021 between First Nations Bank F/K/A FNBW Bank, F/K/A First National Bank of Wheaton, An Illinois Banking Association duly organized and existing under the Illinois Parking Laws, as Trustee under the provisions of a deed or deeds in trust, duly recorded or registered and delivered to said Bank in pursuance of a trust agreement dated the  $7^{\text{th}}$  DAY OF DECEMBER, 2000 and known as Trust No. 1341 party of the first part, and DOMENICA RUGGIERI PROPERTIES, LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 320 E. FOSTER, ARLINGTON HEIGHTS, IL 60005 AND NICOLA RUGGIERI PROPERTIES, LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 434 N. HIGHVIEW, ELMHURST, 7 60126 EACH AN ILLINOIS LIMITED LIABILITY COMPANY, CREATED AND EXISTING UNDER AND BY VIRTUE CT THE LAWS OF THE STATE OF ILLINOIS AND DULY AUTHORIZED TO TRANSACT BUSINESS IN THE (TATL) OF ILLINOIS, parties of the second part. WITNESSETH, that said party of the first part, in consideration of the sum of (10.00) TEN dollars, and other good and valuable consideracion in hand paid, does hereby grant, sell and convey unto said parties of the second part DONFNICA RUGGIERI PROPERTIES, LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 320 E. FOSTER, ARLINGTO, ARIGHTS, IL 60005 AND NICOLA RUGGIERI PROPERTIES, LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 434 N. HIGHVIEW, ELMHURST, IL 60126 EACH AN ILLINOIS 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, following described real estate, situated in COOK County, Ill nois, to wit:

LOT 8 IN BLOCK 6 IN CENTEX-SCHAUMBURG INDUSTRIAL PARK UNIT 136, LING A RESUBDIVISION IN THE NORTH HALF OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN:

07-33-103-028-0000

Address:

1025 MORSE AVENUE, SCHAUMBURG, IL 60193

VILLAGE OF SCHAUMBURG REAL ES 12/19 TRANSFER TAX

41131

£450.00

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto parties of the second part DOMENICA RUGGIERI PROPERTIES,
LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 320 E. FOSTER, ARLINGTON HEIGHTS, IL 60005 AND NICOLA
RUGGIERI PROPERTIES, LLC, AS TO AN UNDIVIDED 1/2 INTEREST OF 434 N. HIGHVIEW, ELMHURST, IL
60126 EACH AN ILLINOIS 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, and to the proper use, benefit and behoove forever of said party the second part.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: the liens of

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all trust deeds and/ or mortgages upon said real estate, if any, or record in said county; all unpaid general taxes and special assessments and other liens and claims of any kind; pending litigation, if any, affecting the said real estate; building liens; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and ordinances; mechanic's lien claims, if any; easements of record, if any; and rights and claims of parties in possession.

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 Trust Officer and attested by its Assistant Trust Officer, the day and year first above written.

FIRST NATIONS BANK, as Trustee as aforesaid/	
By	Trust Officer
Attest Ward ATO	Asst Trust Officer
STATE OF ILLINOIS	
) ss.	
COUNTY OF COCK	

I, the undersigned, a Notary evolic in and for said County, in the state aforesaid, DO HEREBY CERTIFY, THAT Melissa Long-Smith, Senior Vice President/Trust Officer and Carol J. Beard, Assistant Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer respectively, appeared before me this ray 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 ard purposes therein set forth; and the said Trust Officer 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 his 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 Notarial Seal this day of OFFICE OFFICE

Notary Public

ANTONIO CARRETO OFFICIAL SEAL Notary Public - State of Illinois My Commission Expires Jun 03, 2024

Mail Tax Bill to:

Mail Deed to:

DOMENICA RUGGIERI PROPERTIES LLC & NICOLA RUGGIERI PROPERTIES LLC 1025 MORSE AVENUE SCHAUMBURG, IL 60193

ANSANI & ANSANI P.C. 1411 W. PETERSON, SUITE 202 PARK RIDGE, IL 60068

This document was prepared by:

FIRST NATIONS BANK 7757 W. DEVON AVENUE CHICAGO, IL 60631