

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

Doc# 2121441248 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/02/2021 03:24 PM Pg: 1 of 3

Dec ID 20210801623724  
ST/CO Stamp 1-829-468-944

*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 2nd day of May, 2005 and known as Trust No. 18807 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 **AGATA ZAPPANI, TRUSTEE OF THE REVOCABLE TRUST OF AGATA ZAPPANI, DATED FEBRUARY 20, 2021 of 113 Founders Pointe, Bloomingdale, Illinois 60108** its successor or successors as Trustee, the following described real estate in the County of Cook and State of Illinois, to-wit:

See Attached Legal Description PIN #12-12-305-007-0000

Subject to: Mortgage or Trust Deed, liens, encumbrances, easements, covenants, conditions and restrictions of record, if any; general real estate taxes for the year \_\_\_\_\_ 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 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 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.

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.

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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.

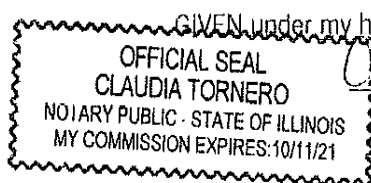
In Witness Whereof, the grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Authorized Signer and attested by its Authorized Signer, this 23rd day of July, 2021.

Attest: \_\_\_\_\_  
Authorized Signer

FIRST MIDWEST BANK as Trustee as aforesaid  
By: Susan J. Zelek  
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 Susan J. Zelek, the Authorized Signer of FIRST MIDWEST BANK, Joliet, Illinois and Rosa Arias Angeles, 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 23rd day of July, A.D. 2021.

Claudia Tornero  
Notary Public.

THIS INSTRUMENT WAS PREPARED BY

Susan J. Zelek  
First Midwest Bank, Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

PROPERTY ADDRESS

5151 N. Monterey  
Norridge, IL 60706

AFTER RECORDING  
MAIL THIS INSTRUMENT TO

Michael Castaldo  
1804 N. Naper Blvd., STE 350  
Naperville, IL 60653

PERMANENT INDEX NUMBER

12-12-305-007-0000

MAIL TAX BILL TO

Agatha Zappani  
113 Founders Pointe  
Bloomington, IL 60108

GRANTEE'S ACKNOWLEDGEMENT

\_\_\_\_\_  
Trustee

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

07/31/21  
Date

Susan J. Zelek  
Buyer, Seller or Representative

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## Attached Legal Description

LOT 33 IN WILLIAM J. MORELAND'S MONTEREY VILLA BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THEREFROM A TRACT 6 SQUARE RODS IN THE NORTHEAST CORNER OF SAID WEST HALF, TAKEN FOR HIGHWAY PURPOSES AND RECORDED AS DOCUMENT 13147874, ON SEPTEMBER 27, 1943) IN COOK COUNTY, ILLINOIS.

PIN: 12-12-305-007-0000

CKA: 5151 N. MONTEREY

NORRIDGE, IL 60706

Cook County Clerk's Office