

# UNOFFICIAL COPY

## Trust to Trust Conveyance Trustee's Deed - Deed in Trust

Doc#: 2123006054 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/18/2021 10:41 AM Pg: 1 of 3

Dec ID 20210801637858  
ST/CO Stamp 0-942-053-136  
City Stamp 0-579-806-992

THIS INDENTURE made this 13th day  
of JULY, 2021,  
between OXFORD BANK & TRUST, an  
Illinois Banking Corporation organized and  
existing under the banking laws of the State  
of Illinois, and duly authorized to accept and  
execute trusts within the State of Illinois not  
personally, but solely as Trustee under the  
provisions of a Deed or Deeds in Trust duly  
recorded and delivered to said Bank in pur-  
suaunce of a certain Trust Agreement  
dated the 25TH day of  
JANUARY, 1996, AND known as Trust Number 445 party of the first part and

REVOCABLE TRUST OF AGATA ZAPPANI DATED 02/20/2021

113 FOUNDERS POINTE

BLOOMINGDALE, IL 60108 party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of Ten and Zero/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid does hereby convey and quit-claim unto said parties of the second part, the following described real estate situated in COOK County, Illinois, to wit:

PARCEL 1: THE NORTH 82 FEET (EXCEPT THE EAST 21 FEET 4 1/4 INCHES) OF THE FOLLOWING DESCRIBED REAL ESTATE TAKEN AS A TRACT: THE EAST 1 FOOT OF LOT 20 ALL OF LOT 21 AND ALL OF LOT 22 (EXCEPT THE EAST 12 FEET OF SAID LOT 22 TAKEN FOR EXTENSION OF IRVING PLACE BEING THE EAST 12 FEET OF SAID LOT 22) IN CLEMENT'S SUBDIVISION OF LOTS 7, 8, AND 9 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO IN THE WEST 1/2 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: A PERPETUAL EASEMENT FOR INGRESS AND EGRESS / S T FOOT PASSAGE CREATED BY THE GRANT OF EASEMENT DATED NOVEMBER 6, 1946 AND RECORDED NOVEMBER 12, 1946 AS DOCUMENT 13936371 EXECUTED BY THE TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 25, 1946 & KNOWN AS TRUST NUMBER 5471, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 3 FEET OF THE NORTH 85 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE, TAKEN AS TRACT: THE EAST 1 FOOT OF LOT 20 ALL OF LOTS 21 AND 22 (EXCEPT THAT PART OF SAID LOT 22 TAKEN FOR EXTENSION OF IRVING PLACE BEING THE EAST 12 FEET OF SAID LOT 22) IN CLEMENT'S SUBDIVISION OF LOTS 7, 8 AND 9 IN BLOCK 9 IN ROCKWELL'S ADDITION TO CHICAGO, IN THE WEST HALF OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N: 17-18-107-032-0000

COMMON PROPERTY ADDRESS: 2239 W. MONROE STREET, CHICAGO, ILLINOIS 60612

together with the tenements 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 forever of said party of the second part.

THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON PAGE TWO HEREOF AND INCORPORATED HEREIN BY REFERENCE.

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. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered 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 one of its officers and attested by another of its officers, the day and year first above written.



**OXFORD BANK & TRUST**  
as Trustee aforesaid, and not personally

By: Shane S. Nomichi  
VICE PRESIDENT & TRUST OFFICER  
Attest: Lisa A. Vandenberg  
VICE PRESIDENT

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SUBJECT TO:

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate as often as desired, to contact to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate or any part thereof to a successors in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in present or in future, 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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.

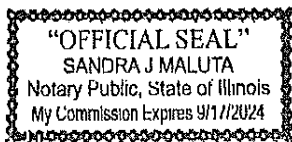
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither Oxford Bank & Trust, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 arising from the sale or any 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, the intention hereof being to vest in said Oxford Bank & Trust, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

I, the undersigned, A NOTARY PUBLIC in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that the above named Trust Officer of OXFORD BANK & TRUST and the above named Vice President of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Vice President 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 Corporation, for the uses and purposes therein set forth; and the said Vice President did also then and there acknowledge that he, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his own and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13TH day of JULY, 2021



*Sandra J Maluta*

Notary Public

PLEASE MAIL TO:

REVOCABLE TRUST OF AGATA  
ZAPPANI DATED 02/20/2021  
113 FOUNDERS POINTE  
BLOOMINGDALE, IL 60108

MAIL SUBSEQUENT TAX BILLS TO:

REVOCABLE TRUST OF AGATA  
ZAPPANI DATED 02/20/2021  
113 FOUNDERS POINTE  
BLOOMINGDALE, IL 60108

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH E OF 35 ILCS 200/31-45 OF  
THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

08/12/21  
Date

*[Signature]*  
Seller, Buyer or Agent

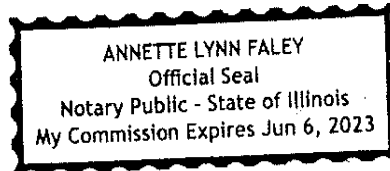
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 08/02/21 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR this 12th day of AUGUST, 2021.

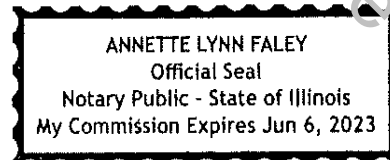


Notary Public: [Signature]

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 acquire 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 08/12/21 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 12th day of AUGUST, 2021.



Notary Public: [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 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 Act.)