

UNOFFICIAL COPY

Doc#: 2132833182 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 11/24/2021 04:09 PM Pg: 1 of 3

Dec ID 20210901685068

ST/CO Stamp 1-349-229-712 ST Tax \$130.00 CO Tax \$65.00

After Recording Mail to:

Alicja Plonka

4111 W 47th St

Chicago IL 60632

CH21028330- 1/1

FIDELITY NATIONAL TITLE



**VILLAGE OF
MIDLOTHIAN**

Real Estate Payment Stamp

\$481

WARRANTY DEED

THE GRANTOR UPTOWNMAMBA PROPERTIES LLC, a limited liability company organized under the laws of the State of Illinois, for and in consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Sole Member of said limited liability company, does hereby WARRANT and CONVEY to MARQUETTE BANK, an Illinois Banking Association, whose address is 9533 W 143rd St, Orland Park IL 60462, as Trustee under the provisions of a trust agreement dated the 15th day of November, 2021 and known as Trust Number 30768, pursuant to the terms and conditions of Exhibit A hereto, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 41 (EXCEPT THE WEST 15 FEET) IN ROBERTSON'S FOURTH ADDITION TO MIDLOTHIAN, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WEST OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILROAD LANDS, IN COOK COUNTY, ILLINOIS.

Commonly known as 14751 PULASKI RD, MIDLOTHIAN IL 60445

PIN 28-11-301-005-0000 and 28-11-301-004-0000

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

REAL ESTATE TRANSFER TAX

15-Nov-2021

		COUNTY:	65.00
		ILLINOIS:	130.00
		TOTAL:	195.00

28-11-301-005-0000

| 20210901685068 | 1-349-229-712

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In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, this 6 day of August 2021.

UPTOWNMAMBA PROPERTIES LLC

by *Robert Dixon*
ROBERT DIXON, its Manager

State of Illinois)
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY** that **ROBERT DIXON**, personally known to me to be the Manager of **UPTOWNMAMBA PROPERTIES LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he signed and delivered the said instrument and caused the seal of said limited liability company to be affixed thereto, pursuant to authority given by the Sole Member of said limited liability company, 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 6 day of August, 2021.

Commission expires _____



This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, Illinois 60646.

GRANTEES ADDRESS

Mail tax bill to:

~~Abarrates Calvillo Corp~~
~~482 Muntzbridge Rd~~
~~Matteson IL 60443~~

Marguette Bank
14751 Pulaski Rd
Mundothman, IL 60445

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Exhibit A

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.