

# UNOFFICIAL COPY

## TRUSTEE'S DEED IN TRUST

*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 22<sup>nd</sup> day of August 2008, and known as Trust No. 1-7645 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 **ELAINE M. BALLAS and STELLA M. BALLAS as Trustees of the Ballas Family Revocable Living Trust dated December 9, 2021 of 16001 S. 88<sup>th</sup> Avenue, Unit 302, Orland Park, IL 60462** its successor or successors as Trustee, the following described real estate in the County of COOK and State of Illinois, to-wit:

### **Legal Description attached hereto and made a part hereof**

Subject to: 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 or any period or periods of time, not exceeding in the case of any single demise the term of 99 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.

Doc#: 2207039058 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/11/2022 07:58 AM Pg: 1 of 4

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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 Rosa Aries Angeles, its Trust Officer, and attested by Peggy A. Regas, its Authorized Signer, this 18<sup>th</sup> day of January 2022.

Attest: Peggy A. Regas Authorized Signer 4E Under provisions of paragraph 31-45 Real Estate Transfer Tax Act By: Rosa Aries Angeles Trust Officer

STATE OF ILLINOIS,  
COUNTY OF Will

Ss:

Regina C. Cairo  
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforementioned DO HEREBY CERTIFY that, Rosa Aries Angeles, Trust Officer of FIRST MIDWEST BANK, Joliet, Illinois and Peggy A. Regas, 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 18<sup>th</sup> day of January A.D. 2022.



Joanne Fonseca  
Notary Public.

**THIS INSTRUMENT WAS PREPARED BY:**

Serina Mahalik  
First Midwest Bank, Wealth Management  
2801 W. Jefferson St.  
Joliet, IL 60435

**PROPERTY ADDRESS:**  
16001 S. 88<sup>th</sup> Ave - Unit 302 G-19  
Orland Park, IL 60462

**PERMANENT INDEX NUMBER:**  
27-23-119-024-1014

**AFTER RECORDING  
MAIL THIS INSTRUMENT TO:**

Kerlin Walsh Law, P.C.  
11757 Southwest Highway  
Palos Heights, IL 60463

**MAIL TAX BILL TO:**  
Elaine M. Ballas and Stella M. Ballas  
16001 S. 88<sup>th</sup> Ave - Unit 302  
Orland Park, IL 60462

**GRANTEE'S ACKNOWLEDGEMENT**

Regina C. Cairo  
Trustee

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## LEGAL DESCRIPTION

**Unit 302 in Carrig Ridge of Highland Brook Condominiums, together with the exclusive use of Garage Space G-19, a limited common elements, as delineated on the that certain survey of the following described real estate to wit: Lot 1 in Highland Brook, a Subdivision of part of the West ½ of the Northwest ¼ of the Northwest ¼ of Section 23, Township 36 North, Range 12, East of the Third Principal Meridian, all in Cook County, Illinois.**

**Which survey is attached to that Declaration of Condominium recorded in the Office of the Recorder of Deeds on May 20, 2005 as Document 05-140-27124 together with its undivided percentage interest in the common elements as defined and set forth in said Declaration and survey aforesaid, all in Cook County, Illinois.**

**PROPERTY ADDRESS:** 16001 S. 88<sup>th</sup> Avenue – Unit 302 G-19, Orland Park, IL 60462

**PERMANENT INDEX NUMBER:** 27-23-119-024-1014

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## STATEMENT BY GRANTOR AND GRANTEE

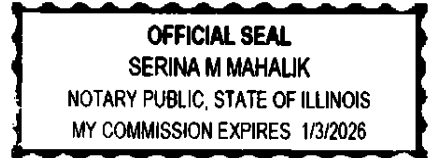
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

FIRST MIDWEST BANK, AS  
TRUSTEE AND NOT PERSONALLY

Date January 18, 2022

Signature *Regina A. Regan*  
(Grantor)

Subscribed and sworn to before me  
by the said Grantor  
this 18 day of January, 2022



Notary Public *Serina Mahalik*

The grantee or his agent affirms and verifies 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 and hold title to real estate under the laws of the State of Illinois.

Date 1/18, 2022

Signature *Regina A. C.*  
(Grantee)

Subscribed and sworn to before me  
by the said Regina Cairo  
this 18 day of January, 2022



Notary Public *Christine M Caddy*

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 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 Tax Act.)