

# UNOFFICIAL COPY

Doc#: 2220239206 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/21/2022 01:50 PM Pg: 1 of 4

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE, WITNESSETH,  
THAT THE GRANTORS, Herbert  
Berger and Christine Gunther,  
successor co-trustees of the Karoline  
Berger Revocable Trust dated  
9/24/2012, of the County of Cook  
and State of Illinois, for NO  
consideration, convey and QUIT

Dec ID 20220701686699

CLAIM unto OLD NATIONAL BANK of 2801 W. Jefferson Street, Joliet, Illinois 60435, its  
successor or successors as Trustee under the provisions of a certain Trust Agreement dated the  
17<sup>th</sup> day of November, 1976 and known as Trust Number 682, an undivided ONE HALF (1/2)  
interest in and to the following described real estate situated in Cook County, Illinois to wit:

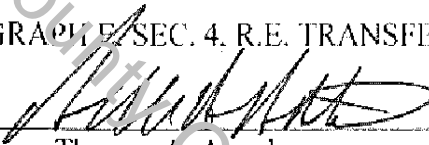
The West 100 feet of the East 473 Feet of the South 250 Feet of Lot 10 in  
95th and Tri-State Industrial Development, a subdivision of part of Section  
12, Township 37 North, Range 12 East of the Third Principal Meridian, in  
Cook County, Illinois

Property Address: 7540 West 100<sup>th</sup> Place, Bridgeview, IL 60455

Property Index Number: 23-12-401-011-0000

"EXEMPT UNDER PROVISIONS OF PARAGRAPH 5, SEC. 4, R.E. TRANSFER TAX ACT"

6/29/2022  
Date

  
Thomas A. Appel

TO HAVE AND TO HOLD the said premises 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, to  
vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease 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 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

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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 charges 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 application 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, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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. This conveyance is made upon the express understanding and condition that neither Old National Bank Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment 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 amendments 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 earnings, avails and proceeds thereof as aforesaid, the

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thereof as aforesaid, the intention hereof being to vest in said <sup>OH National</sup> ~~First Midwest~~ Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 26 day of June, 2022.

KAROLINE BERGER REVOCABLE TRUST dated 9/24/2012

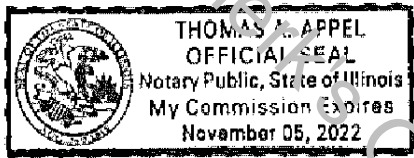
By: Herbert Berger By: Christine M. Gunther  
Herbert Berger, as co-trustee Christine M. Gunther, as co-trustee

STATE OF ILLINOIS )  
COUNTY OF WILL )

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 26 day of June, 2022.

Thomas A. Appel  
NOTARY PUBLIC



Prepared By: Thomas A. Appel  
Thomas A. Appel, P.C.  
18311 North Creek Dr., Ste I  
Tinley Park, IL 60477

MAIL TO: FIRST MIDWEST BANK  
2801 W. Jefferson Street, Joliet, Illinois 60435

SEND TAX BILLS TO:

Midwest Press c/o Gunther  
14 Silo Ridge Rd W  
Orland Park Il 60466

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 06 | 26 | 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

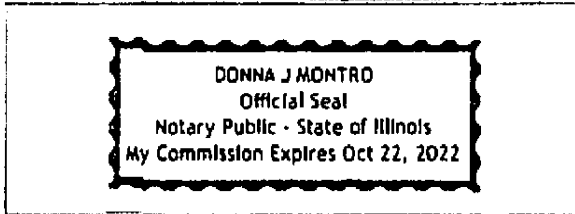
Subscribed and sworn to before me, Name of Notary Public: Donna J. Montro

By the said (Name of Grantor): Hubert Berger and Christine Gunther, successor co-trustees of the Hubert Berger Revocable Trust dated 9/24/2012

On this date of: 06 | 26 | 2022

NOTARY SIGNATURE: [Signature]

### AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 06 | 26 | 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

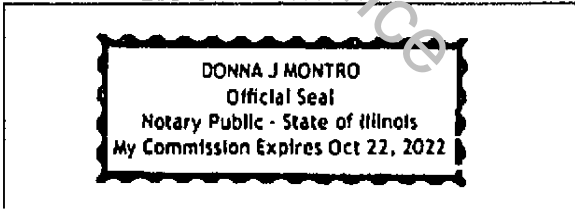
Subscribed and sworn to before me, Name of Notary Public: Donna J. Montro

By the said (Name of Grantee): Old National Bank Trust Number 682 dated November 17, 1976

On this date of: 06 | 26 | 2022

NOTARY SIGNATURE: [Signature]

### AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**