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Doc# 2220616003 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/25/2022 10:00 AM PG: 1 OF 4

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5455 Detroit Rd, Suite B
Sheffield Village, Ohio 44054
440-716-1820

Property of Cook County Clerk's Office

3
1st

TRUSTEE'S CERTIFICATE

THE VALENTINAS FAMILY REVOCABLE TRUST

Dated **DECEMBER 10, 2019**

VALENTINAS

Loan #: 1001918471

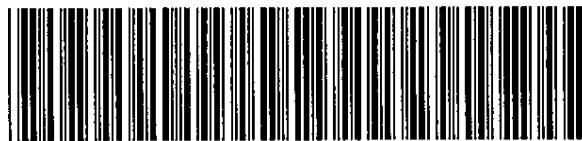
6709760-09

I/We **MICHAEL J VALENTINAS** and **MELISSA CHOO VALENTINAS** Trustee(s) of the **THE VALENTINAS FAMILY REVOCABLE TRUST**, under **DECLARATION OF TRUST** dated **DECEMBER 10, 2019** are the current trustee(s), and confirm that the information set forth is accurate and correct.

- a) **MICHAEL J VALENTINAS** and **MELISSA CHOO VALENTINAS** is/are the current trustee(s) of the Trust. The Trust is in full force and effect not having been revoked as of the date hereof nor amended, altered or modified.

Trustee Cert 11/21
EX 21269.25

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- b) The trustee(s) of the Trust have authority to act with respect to real estate owned by the Trust, and have full absolute power under said Trust to convey and or mortgage any interest in real estate and improvements thereon held in said Trust and no purchaser or third party shall be bound to inquire whether the trustee has said power or is properly exercising said power to see to the application of any trust asset paid to the trustee for a conveyance thereof;
- c) We further certify that we have been specifically authorized by all beneficiaries to execute a mortgage with **CITIZENS BANK, N.A.** and deliver any and all documents necessary to mortgage all rights, title, and interest to the premises located at **2502 OSAGE DRIVE, GLENVIEW, IL 60026;**
- d) There are no facts which constitute conditions precedent to acts by the trustee(s) which are in any other manner germane to affairs of the Trust and this Certificate shall be binding upon all Trustees and the Trust Estate in favor of any person relying in good faith upon it.
- e) The beneficiaries of said trust are not minors or incompetent.

EXECUTED as a sealed instrument under the pains and penalties of perjury on **JUNE 24, 2022.**

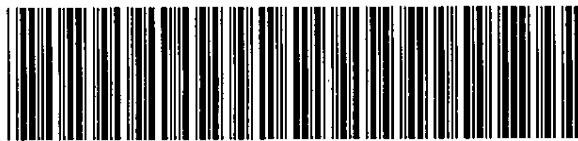
Michael J. Valentinas, Trustee
 MICHAEL J VALENTINAS, Trustee

Melissa Choo Valentinas, Trustee
 MELISSA CHOO VALENTINAS, Trustee

Trustee

Trustee Cert 11/21
EX 21269.25

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STATE OF IL

COUNTY OF Cook, SS:

Then on June 24, 2022, personally appeared the above-named **MICHAEL J VALENTINAS** and **MELISSA CHOO VALENTINAS** as Trustee(s) as aforesaid and acknowledged the foregoing instrument to be their free act and deed, before me.



[Signature]

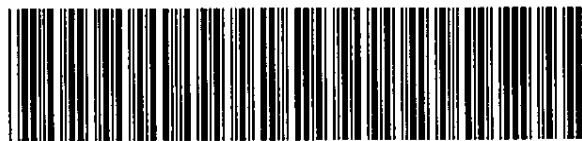
Notary Public

My Commission Expires: Mar. 16, 2023

Trustee Cert 11/21

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EXHIBIT A

THE FOLLOWING LANDS AND PROPERTY, TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON, LYING IN GLENVIEW, COOK COUNTY, IL TO WIT:

PARCEL 1: LOT 158 IN INDIAN RIDGE, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: AN UNDIVIDED .0025 PERCENTAGE INTEREST IN THE COMMON AREAS APPURTENANT TO PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, CONVENTS AND RESTRICTIONS OF INDIAN RIDGE RECORDED AS DOCUMENT NUMBER 25084000, AL LIN COOK COUNTY, ILLINOIS.

THIS BEING THE SAME PROPERTY CONVEYED TO MICHAEL J VALENTINAS AND MELISSA CHOO VALENTINAS, AS SETTLORS, TRUSTEES AND BENEFICIARIES OF THE VALENTINAS FAMILY REVOCABLE TRUST DATED DECEMBER 10, 2019, BOTH OF SAID INTERESTS TO BE HELD BY HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY, BY DEED FROM MICHAEL J VALENTINAS AND MELISSA C VALENTINAS, HUSBAND AND WIFE, DATED 12/10/2019 AND RECORDED ON 01/21/2020 IN INSTRUMENT NO. 2002115005, IN THE COOK COUNTY RECORDERS OFFICE.

PARCEL NO. 04-20-305-048-0000

Accurate Nbr: 6709760

Address : 2503 OSAGE DR, GLENVIEW, IL