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Karen A. Yarbrough

Cook County Clerk

Date: 03/28/2023 12:07 PM Pg: 1 of 4

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CHICAGO TITLE - SERVICE LINK

1355 Cherrington Parkway, Moon Township, PA 15108

1-800-439-5451

Trustee's Certificate

Order # : 30195908

Parcel # : 24-24-409-029-0000

UNOFFICIAL COPY**TRUSTEE'S CERTIFICATE**

L013-183

Dated **DECEMBER 3, 2013****CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO *****FERGUSON**

Loan #: 1002786380

I/We ***ATG TRUST COMPANY** Trustee(s) of the **L013-183**, under DECLARATION OF TRUST dated **DECEMBER 3, 2013** are the current trustee(s), and confirm that the information set forth is accurate and correct.

- a) ***ATG TRUST COMPANY** 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 The Trust is in full force and effect not having been revoked as of the date hereof nor amended, altered or modified.
- 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 **11638 S ARTESIAN AVE, CHICAGO, IL 60655;**

Trustee Cert 07/18

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- 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 **MARCH 16, 2023**.
CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO *

[Signature]
 *ATG TRUST COMPANY, Trustee



STATE OF ILLINOIS

COUNTY OF COOK, SS:

CHICAGO TITLE LAND TRUST COMPANY
AS SUCCESSOR TRUSTEE TO *

Then on March 16, 2023, personally appeared the above-named **ATG TRUST COMPANY** 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: 07/01/2025

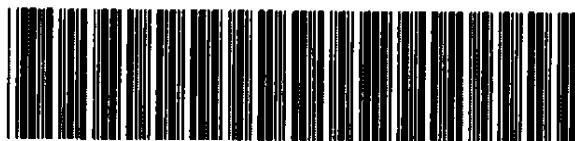


This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Trustee Cert 07/18

EN 22540.1

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Order Number: 30195908

Loan No # 1002786380
Order # 30195908
Name: Mark Ferguson

Property Address: 11638 S Artesian Ave
Chicago, IL, 60655

EXHIBIT A Legal Description

The following described property:

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

LOT 12 IN BLOCK 6 IN HAROLD J. MCELHINNY'S FIRST ADDITION TO SOUTHTOWN, A
SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 37 NORTH, RANGE
13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF BALTIMORE AND OHIO
CHICAGO TERMINAL TRANSFER COMPANY, IN COOK COUNTY, ILLINOIS

Assessor's Parcel No: 24-24-409-029-0000

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