

**ALBANK.**

**WARRANTY  
DEED IN TRUST**

After Recording Mail to:  
Albany Bank & Trust Company N.A.  
3400 W. Lawrence Ave.  
Chicago, Illinois 60625  
or BOX 35

Doc#. 2401013376 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2024 03:53 PM Pg: 1 of 3

Dec ID 20240101610871  
ST/CO Stamp 1-588-901-936  
City Stamp 0-833-894-448

Name and Address of Taxpayer:  
Anthony J. Scatchell Jr  
Margaret Scatchell  
6307 N. Minnehaha  
Chicago, IL 60646

THIS INDENTURE WITNESSETH, That the Grantor Anthony J. Scatchell, Jr and Margaret Scatchell

of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ALBANY BANK & TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated June 3, 1994 and known as Trust Number 11-5032 the following described real estate in County of Cook and State of Illinois, to wit

LOTS 22 AND 23 (EXCEPT THAT PART TAKEN FOR WIDENING MILWAUKEE AVENUE) IN BLOCK 1 IN L. E. CRANDALL'S JEFFERSON SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING BETWEEN NORWOOD PARK AND MILWAUKEE AVENUES, (EXCEPT .70 OF AN ACRE SOUTH OF AND ADJOINING BLOCK 1) IN COOK COUNTY, ILLINOIS.

Address of Property: 5522 N. Milwaukee Avenue, Chicago, IL 60630

PIN: 13-05-202-050-0000

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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to subdivide 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 reversions, by leases to commence in praesentior futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 196 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 of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for the 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 by 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.

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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.

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.

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

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hand(s) and seal this 28<sup>th</sup> day of September, 2023.

[Signature] (Seal) [Signature] (Seal)

STATE OF ILLINOIS)  
 ) ss.  
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anthony J. Scatchell, Jr. and Margaret Scatchell 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

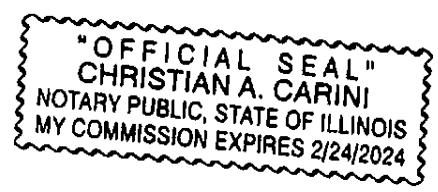
Given under my hand and notarial seal, this 28<sup>th</sup> day of September, 2023.

[Signature]  
Notary Public

Illinois Transfer Stamp - Exempt under provisions of paragraph e section 4, Real Estate Transfer Act  
7/26/23

[Signature]  
Buyer, Seller, or Representative

Prepared by:  
Christian A. Carini, PC  
5357 W. Devon  
Chicago, IL 60646



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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 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.

Dated 9/28/2023

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID [Handwritten Name]  
THIS 29 DAY OF September  
2023.



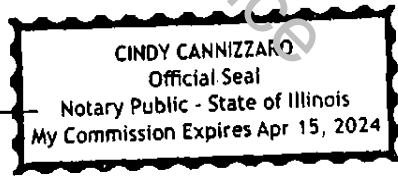
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that 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.

Dated 9/28/2023

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Christian Carini  
THIS 28th DAY OF September  
2023.



NOTARY PUBLIC Cindy Cannizzaro

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.]