Karen Johnson Davidson County
Batch# 364811 DEEDQC
02/28/2020 08:31:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200228-0022210

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this Quitclaim Deed.

STATE OF Illinois)
COUNTY OF Henry)

The actual consideration for this transfer is: $-0-.

Richard D. Emery, SVP, STO
Affiant

Subscribed and sworn to before me, this 13 day of January, 2020

Courtney Mueting
Notary Public

My Commission Expires: 3/15/2020

OFFICIAL SEAL
COURTNEY MUETING
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-15-2020

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The State Bank of Geneva 22 South Fourth Street Geneva, IL 60134	New Owner	051 10 0B 023.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **American Bank & Trust Co. as trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **The State Bank of Geneva and Aaron Rudberg, as Co-Trustees of the Barbara Melin Trust U/W; F/B/O Robert,** their heirs and assigns all of its rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Unit No. 112 in a Horizontal Property Regime which is located on the Plan of Ellington Place Condominiums, a unit plat of which is shown as Exhibit "C" of the Master Deed of record in Book 6984, page 84, Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description, and being part of the land shown on the subdivision pint of Ellington Place Condominiums of record in Book 6250, Page 829 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Bank & Trust Co. as trustee of the Barbara Melin Trust U/W; F/B/O Robert Melin from Tiffany U. Banks by Warranty Deed recorded on October 23rd, 2007 in Instrument No. 20071023-0125105, Register's Office of Davidson County, Tennessee.

See Removal and Appointment of Successor Trustee of Trust under Will dated May 3rd, 2018, Case No. 2004 P 274 in the Circuit Court of the Sixteenth Judicial District of Kane County, Illinois. American Bank & Trust Co. being removed as Trustee and The State Bank of Geneva being appointed Successor Co-Trustee.

This is improved property known as 112 Ellington Place Madison, TN 37115.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2020 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of January, 2020.

The Barbara Melin Trust U/W; F/B/O Robert Melin

Richard G. Emery

By: American Bank & Trust Co. as Trustee
By: RICHARD G. EMERY
Its: SENIOR VICE PRESIDENT, SENIOR TRUST OFFICER

STATE OF ILLINOIS)
COUNTY OF HENRY)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Richard G. Emery, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Senior VP + Senior TO of American Bank & Trust Co. Trustee of the **Barbara Melin Trust U/W; F/B/O Robert Melin** , the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13 day of January 2020.

Courtney Mueting
Notary Public

My Commission Expires: 3/15/2020

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NOTARY PUBLIC - STATE OF ILLINOIS
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