



00134326

The above space is for the recorder's use only  
\* a widower

THIS INDENTURE WITNESSETH, that the Grantor(s), ELMER W. KUCERA of the County of COOK and State of ILLINOIS for and in consideration of TEN Dollars, and other good and valuable considerations in hand paid, Convey(s) and GRANTS unto PINNACLE BANK, an Illinois Banking Corporation, as Trustee under the provisions of a trust agreement dated the 1st day of DECEMBER, 1999, known as Trust Number OK13004, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE ATTACHED EXHIBIT 'A'

Exempt under provisions of Par. 15-1.1, Section 31-45,  
Property Tax Code.

1/20/2000  
Date

Elmer W. Kucera  
Buyer, Seller or Representative

Commonly Known as: 125 ACACIA CIRCLE, INDIANHEAD PARK, IL 60525  
Permanent Index Number: 18-20-100-074-0000 and 18-20-100-074-1161VOL 087

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 resubdivide said property as often as desired, to contract to sell, or 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 reversion by leases to commence in praesenti or 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 198 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 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

GRANTEE'S ADDRESS:  
PINNACLE BANK  
TRUST DEPARTMENT  
6000 WEST CERMAK ROAD  
CICERO, ILLINOIS 60804  
(RECORDER'S BOX NO. 284)

125 ACACIA CIRCLE, INDIANHEAD PARK, IL 60525

For information only insert street address of above described property.

# UNOFFICIAL COPY

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 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 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 obligated 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 sales on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has hereunto set his hand(s) and seal(s) this 1st day of December, 1999.

Elmer W. Kucera (SEAL) \_\_\_\_\_ (SEAL)

ELMER W. KUCERA (SEAL) \_\_\_\_\_ (SEAL)

THIS INSTRUMENT PREPARED BY:

Paul J. Skryu  
8933 W. Cermak Road  
North Riverside, IL 60546

STATE OF ILLINOIS  
COUNTY OF COOK )SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that \_\_\_\_\_  
ELMER W. KUCERA

personally known to me to be the same person \_\_\_\_\_, whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ his \_\_\_\_\_ 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 1st day of DECEMBER, 1999

Jean P. Crossin  
Notary Public

"OFFICIAL SEAL"  
JEANNINE P. CROSSIN  
Notary Public, State of Illinois  
My Commission Exp. 11/23/2002

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EXHIBIT 'A'

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PARCEL 1: UNIT NUMBERS 602-3 AND P57E IN THE WILSHIRE GREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF OUTLOT 3 IN INDIAN HEAD PARK CONDOMINIUM UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25077886, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT 22779633, AS AMENDED AND SUPPLEMENTED FROM TIME TO TIME.

Cook County Clerk's Office

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2017-11-10

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Court at Chicago, Illinois, this 10th day of November, 2017.

Property of Cook County Clerk's Office

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## STATEMENT OF GRANTOR AND GRANTEE

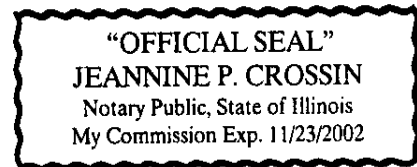
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 12/7, 1999

Signature: Elmer W. Guerra  
Grantor or Agent

Subscribed and sworn to before me by the  
said Elmer Guerra  
this 12<sup>th</sup> day of December, 1999

Jeannine P. Crossin  
Notary Public



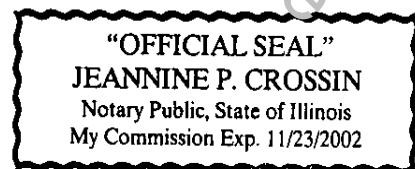
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/7, 1999

Signature: Elmer W. Guerra  
Grantee or Agent

Subscribed and sworn to before me by the  
said Elmer Guerra  
this 12<sup>th</sup> day of December, 1999

Jeannine P. Crossin  
Notary Public



(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.