

# UNOFFICIAL COPY

TRUSTEE'S DEED



Doc#: 0701950087 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/19/2007 02:25 PM Pg: 1 of 4

THIS INDENTURE, made this 12 day of  
December, 2006 between COMMUNITY  
SAVINGS BANK, an Illinois Corporation  
located at 4801 W. Belmont Avenue, Chicago,  
Illinois 60641, duly authorized to accept and  
execute trusts within the State of Illinois, not  
personally, but as Trustee under the provisions  
of a deed or deeds in trust duly recorded and  
delivered to said banking association in  
pursuance of a certain Trust Agreement  
dated the 4 day of January,

(Above Space for Recorder's Use Only)

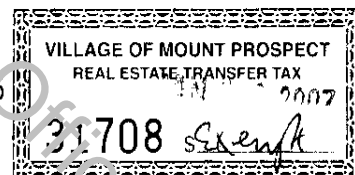
Affix "Riders" or  
Revenue Stamps  
Here

1994, and known as Trust Number LT-905 party of the first part, and  
Anton Schoenauer and Renate Schoenauer as Trustees of the  
"SCHOENAUER FAMILY TRUST"

~~Banking Association~~ whose address is 1502 E. Ironwood Drive  
Mt. Prospect, IL. 60056 ~~Trustee under the provisions of a certain Trust Agreement,~~  
dated 15 day of December, 2002, and known as Trust Number One  
party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of \_\_\_\_\_  
(\$10.00) TEN and NO/100 \_\_\_\_\_ Dollars, and other good and  
valuable considerations in hand paid, does hereby convey and quit-claim upon said party of the second part,  
the following described real estate, situated in COOK County, Illinois, to wit:  
Lot 686 In Brickman Manor 1st Addition, Unit No. 5, being a sub in the  
S-1/2 of Section 26, Township 42 North, Range 11, East of the Third  
Principal Meridian, in Cook County, Illinois.

Property Address: 1502 E. Ironwood Drive, Mt. Prospect, IL. 60056



PIN: 03-26-408-010

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses  
and purposes herein and in said Trust Agreement set forth.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT  
ARE MADE A PART HEREOF.

The said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue  
of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution  
or otherwise.

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to direction and in  
the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust  
and the provisions of said Trust Agreement above mentioned, including the authority to convey directly to the  
Trustee grantee named herein, and of every other power and authority thereunto enabling. This deed is made  
subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in  
said county.

(over)

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President or one of its Vice Presidents and attested by its Assistant Secretary, the day and year first above written.



COMMUNITY SAVINGS BANK.

as Trustee, as aforesaid, and not personally.

BY [Signature] Asst. Vice PRESIDENT

Attest: [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS }  
COUNTY OF COOK }

ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the above named Asst. Vice President and Assistant Secretary of the COMMUNITY SAVINGS BANK, personally known to me to be the same person whose names are subscribed to the foregoing instrument as such Asst. Vice President and Assistant Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Grantor for the uses and purposes therein set forth; and the said Assistant Secretary then and in re acknowledged that said Assistant Secretary as custodian of the corporate seal of said Grantor caused the corporate seal of said Grantor to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said Grantor for the uses and purposes therein set forth.

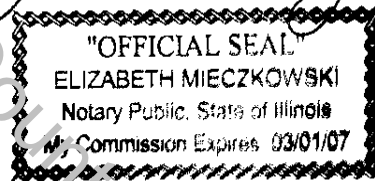
Given under my hand and Notary Seal,

Date 1/5/06

NOTARY PUBLIC

[Signature: Elizabeth Mieczkowski]

Prepared by: Dane H. Cleven, President  
Community Savings Bank  
4801 W. Belmont Avenue  
Chicago, IL 60641



Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 reversion, by lease to commence in praesenti or in 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 99 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 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 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

DOCUMENT NUMBER

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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.

This conveyance is made upon the express understanding and condition that neither COMMUNITY SAVINGS BANK, an Illinois Corporation, individually or as Trustee, nor its successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for payment and discharge thereof.) All persons and corporations, whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Exempt under New District Land Tax Law 35 ILCS 200/31-45  
sub par. E and Cook County Ord. 193-087 par. E

Date 1-19-07

*[Signature]*

TRUSTEE'S DEED

COMMUNITY SAVINGS BANK

As Trustee

TO

ADDRESS OF PROPERTY

RECORDERS OFFICE BOX NO. \_\_\_\_\_

COMMUNITY SAVINGS BANK  
4801 West Belmont Avenue  
Chicago, Illinois 60641

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

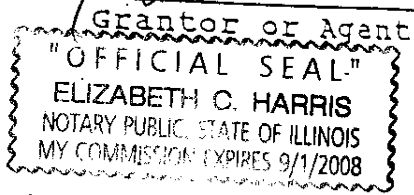
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1-19, 2007

Signature: \_\_\_\_\_

*Amy Truchess*

Subscribed and sworn to before me by the said agent this 19th day of January, 2007 Notary Public Elizabeth C. Harris



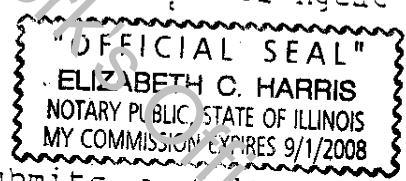
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-19, 2007

Signature: \_\_\_\_\_

*Bowalick*

Subscribed and sworn to before me by the said agent this 19th day of January, 2007 Notary Public Elizabeth C. Harris



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)