



**NORTH STAR**  
TRUST COMPANY

**UNOFFICIAL COPY**



1219456002



A part of BMO Financial Group

Doc#: 1219456002 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/12/2012 09:37 AM Pg: 1 of 4

**Trustee's Deed Trust to Trust**

This Indenture, made this 6<sup>th</sup> day of December, 2011 between North Star Trust Company, as successor trustee to Harris Bank, N.A., as successor to Harris Bank Roselle, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 15<sup>th</sup> day of August, 1988, and known as Trust No. 12822 party of the first part, and **North Star Trust Company, as Trustee Under Trust Agreement dated 12/6/11 and known as Trust No. 12-12523** party of the second part,

Address of Grantee (s): **500 West Madison Street, Ste. 3150, Chicago, IL. 60661**

WITNESSETH, that said party of the first part, in consideration of the sum of Ten (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby Convey and Quit Claim unto said party of the second part, the following described real estate, situated in **Cook**, County, Illinois, to wit:

**"Legal Description attached hereto and made a part hereof"**

07-24-302-016-1182

*Common address: 323 Woodbury Ct, Schaumburg, IL*

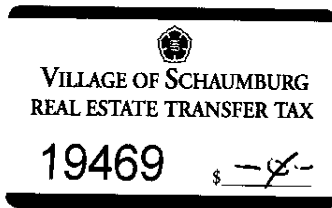
Together with the tenements and appurtenances thereunto belonging

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behalf forever said party of the second part.

The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

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 said Trustee 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.

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 Vice President and attested by its Trust Officer, the day and year first above written.



**NORTH STAR TRUST COMPANY, as Trustee aforesaid**

By

*Angela Diannetti*

Vice President

Attest:

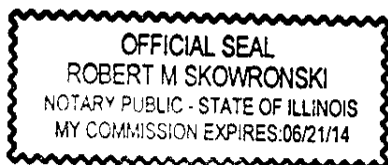
*[Signature]*

Trust Officer

**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 the above named Trust Officer and Trust Officer, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Trust Officer respectively appeared before me this day in person and acknowledged that they signed and sealed and delivered the said instrument as their own free and voluntary act of said Company for uses and purposes therein set forth; and the said Trust Officer did also then and there acknowledge that said Trust Officer as custodian of the corporate seal of said Company did affix the said corporate seal of said Company for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10<sup>th</sup> day of February, 2012.



*[Signature]*  
Notary Public

Exempt under provision of Paragraph *e* Section 4,  
Real Estate Transfer Act

*2/10/12*  
Date

*[Signature]*

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate and subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate of any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracts to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, necessity or expedience of any act of said Trustee, or be obliged or privileged to inquire into the authority, necessity or expedience 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries there-under, (c) that said Trustee, or any successor in trust, 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 titles, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The conveyance is made upon the express understanding and condition that neither the Grantee individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about 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, and all such liability being hereby expressly waived and released. Any contract, obligation of 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 any 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 actual possession of the Trustee shall be applicable for the payment and discharge thereof. All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement, and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in the Grantee the entire legal and equitable title in fees simple in and to all of the real estate described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate 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.

**Mail To:**

Kathleen W. Wachs  
Attorney at Law  
208 Wisconsin  
Park Ridge, Ill. 60061

**Address of Property:**

323 Woodbury Court  
Schaumburg, Ill.

**This instrument was prepared by:**

Angela Giannetti, V.P.  
North Star Trust Company  
500 W. Madison St., Suite 3150  
Chicago, Ill. 60661

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## Parcel 1:

Unit No. 5793RC2 as delineated on a plat of Survey of a parcel of land, being a part of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois (hereinafter referred to as "Development Parcel"): which survey is attached as Exhibit "A" to the Declaration of Condominium made by Central National Bank of Chicago, as Trustee under Trust Agreement dated May 1, 1976, known as Trust No. 21741 recorded March 25, 1977, as Document 23863582: together with a percentage of the common elements appurtenant to said units as set forth in said declaration as amended from time to time, which percentage shall automatically change in accordance with amended declarations as same are filed of record pursuant to said declaration and together with additional common elements as such amended declarations are filed of record, in the percentages set forth in such amended declaration which percentages shall automatically be deemed to be conveyed effective on the recording of such amended declarations as though conveyed herein.

## Parcel 2:

A perpetual and exclusive easement in and to garage unit G5793RC2 as delineated on a survey attached as Exhibit "A" to the Declaration of Condominium recorded March 25, 1977, as document 23863582 and said declaration as amended from time to time and as created by the deed or mortgage recorded January 18, 1978 as Document Number 24289537

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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 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

7/11/12

SUBSCRIBED AND SWORN TO BEFORE

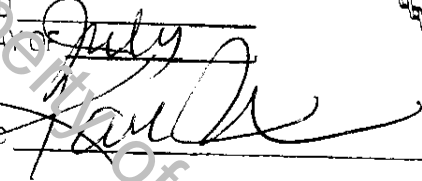
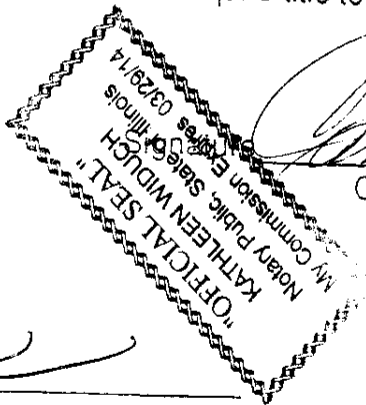
ME BY THE SMD

THIS

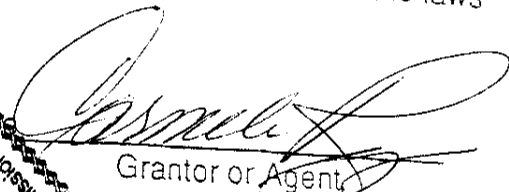
11 DAY OF July

1-2012

NOTARY PUBLIC

Grantor or Agent



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.

Date

7/11/2012

SUBSCRIBED AND SWORN TO BEFORE

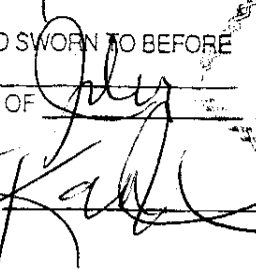
ME BY THE SAID

THIS

11 DAY OF July

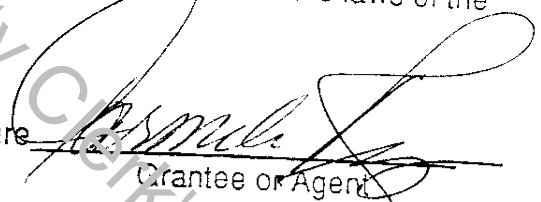
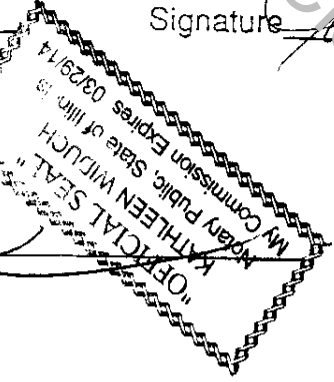
1-2012

NOTARY PUBLIC



Signature

Grantee or Agent

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.]