

# UNOFFICIAL COPY

## TRUSTEE'S DEED-in-TRUST

THIS INSTRUMENT WAS PREPARED BY:

Himont Law Group, Ltd., 15 N. Northwest  
Hwy, Park Ridge, Illinois 60068



Doc#: 1435650042 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/22/2014 02:36 PM Pg: 1 of 6

THIS INDENTURE, made this 16th  
day of December, 2014,  
between **Heartland Bank and Trust Company,  
Successor Trustee to Western Springs National  
Bank and Trust**, a banking association, 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 10th day of February,  
2004, and known as Trust Number  
4036, party of the first part, and  
Chicago Title Land Trust  
Company, as Trustee of  
Trust 8002363054

dated  
September 29, 2013; duly  
authorized to accept and execute trusts within the  
State of Illinois; with an address in c/o: 10 S.  
LaSalle, Suite 2750, Chicago, Illinois 60603

The above space for recorders use only

WITNESSETH, that said party of the first part, in consideration of the sum of **Ten and No/100** Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell, convey, and quit claims unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

**Permanent Index Number: 07-14-101-002-0000**

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.

And the said grantor hereby expressly waives and releases any and all right or benefit 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.

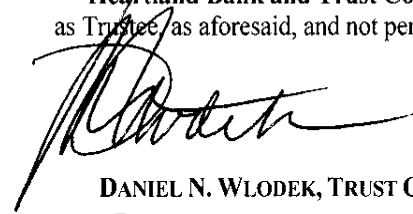
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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, 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 duly authorized officers, the day and year first above written.

**Heartland Bank and Trust Company,**  
as Trustee, as aforesaid, and not personally,

By



**DANIEL N. WLODEK, TRUST OFFICER**

Attest



**RYAN W. KASTNER, VICE-PRESIDENT**

Property of Cook County

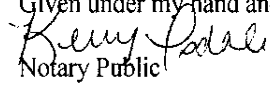
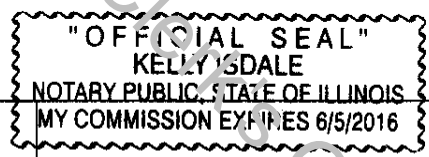
STATE of ILLINOIS  
COUNTY of COOK

} SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that the persons whose names are subscribed to this deed are personally known to me to be the duly authorized officers of **HEARTLAND BANK and TRUST COMPANY** and that they appeared before me this day in person and severally acknowledged that they signed and delivered this deed in writing as duly authorized officers of said corporation and caused the corporate seal to be affixed thereto pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act of said corporation for the uses and purposes therein set forth.

Given under my hand and Notary Seal,

Date: December 16, 2014

  
Notary Public

D  
E  
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I  
V  
E  
R  
Y

NAME  
STREET  
CITY  
INSTRUCTIONS

FOR INFORMATION ONLY INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTIES:

\_\_\_\_\_  
\_\_\_\_\_

MAIL SUBSEQUENT REAL ESTATE TAX BILLS TO:

RECORDER'S OFFICE BOX NUMBER

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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 any subdivision in part thereof, and to resubdivide 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 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 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 charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or 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, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any 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 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, 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 thereunder, (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 title, estate, rights, powers, authorities, duties and obligations of its, his, her, or their predecessor in trust.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subject 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 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 the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with the notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said Grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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## LEGAL DESCRIPTION

LOT 1 (EXCEPT THE NORTH 10 FEET THEREOF AND EXCEPT THAT PART DESCRIBED AS BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 1 DISTANT SOUTH 10.00 FEET FROM THE ORIGINAL NORTHEAST CORNER THEREOF; THENCE SOUTH 80 DEGREES, 27 MINUTES, 01 SECONDS WEST BEARING BASED ON ILLINOIS STATE PLUMB COORDINATES EAST ZONE, ALONG SAID EAST LINE 40.00 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 55 SECONDS WEST 20 FEET; THENCE NORTH 58 DEGREES, 10 MINUTES, 53 SECONDS WEST 33.96 FEET; THENCE SOUTH 87 DEGREES, 45 MINUTES, 22 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH 10 FEET, A DISTANCE OF 105.11 FEET; THENCE NORTH 02 DEGREES, 16 MINUTES, 01 SECONDS WEST 10 FEET; THENCE SOUTH 87 DEGREES, 45 MINUTES, 22 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTH 10 FEET, A DISTANCE OF 45.37 FEET TO THE WEST LINE OF SAID LOT 1; THENCE NORTH 00 DEGREE, 27 MINUTES, 01 SECONDS EAST ALONG SAID WEST LINE 10.01 FEET TO A POINT DISTANT SOUTH 10 FEET FROM THE ORIGINAL NORTHEAST CORNER OF SAID LOT, BEING ALSO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 87 DEGREES, 45 MINUTES, 22 SECONDS EAST ALONG SAID SOUTHWEST CORNER OF SAID LOT 700 FEET TO THE POINT OF BEGINNING; ALL IN MEYER'S HONEYDALE BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 LING SOUTH OF STATE ROUTE NO. 58 (GOLF ROAD) OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 07-14-101-002-0000

Property Address: 795 Golf Road, Scahumburg, Illinois 60172

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## Letter of Direction - Illinois Land Trust Direction to Convey

Re: Land Trust

Date: 10/7/14

Gentlemen:

We hereby authorize and direct you to execute and deliver a TRUSTEE'S DEED, as Trustee under Trust Agreement dated \_\_\_\_\_ and known as Trust No 4036 as follows:

Trustee's Deed should be dated:

As Joint Tenants?

Names of Grantees Chicago Title Land Trust 8002363054

Address of Grantees: \_\_\_\_\_

Consideration to be shown in the deed \$ 11.00 Actual consideration \$ 10.00

Issue letter to grantee to pay sale proceeds to: N/A

Accept the approval of the closing statement by: N/A

Mail to: Demos Ranches, 795 Golf Road, Schaumburg, IL 60172

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

Street Address: 795 E. Golf Road, Schaumburg, IL 60172

After this conveyance will other property remain in this trust? YES/NO

If no property remains in the trust after this conveyance, this direction must be accompanied by remittance for all fees including fee for this deed.

We hereby certify that said document(s) have been read, examined, and approved by the undersigned.

NICK X Nick Revely  
BARBARA X Barbara Revely

Deliver executed document(s) to \_\_\_\_\_

Received above described document(s): This date: \_\_\_\_\_ By: \_\_\_\_\_

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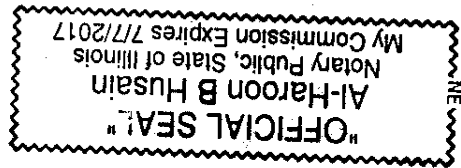
## STATEMENT BY GRANTOR AND GRANTEE

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.

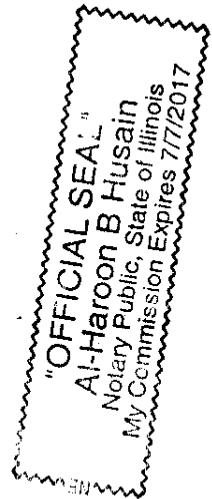
Dated 12/22/14

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 12/22/14



Notary Public [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 title to real estate under the laws of the State of Illinois.

Dated 12/22/14

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said [Signature]  
dated 12/22/14



Notary Public [Signature]

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.