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QUITCLAIM ~~WARRANTY~~ DEED IN TRUST

Doc#: 1504945071 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/18/2015 02:23 PM Pg: 1 of 8

~~After Recording Mail to:
Albany Bank & Trust Company N.A.
3400 W. Lawrence Ave.
Chicago, Illinois 60628
BY BOX 34~~

After recording Mail to:
Taxpayer
Name and Address of Taxpayer:
Knollwood Enterprises, Ltd.
P.O. Box 958843
Hoffman Estates, Illinois
60195-8843

THIS INDENTURE WITNESSETH, That the Grantor Knollwood Enterprises, Ltd., an Illinois general partnership, of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and ~~Warrant~~ ^{Quitclaim} unto ALBANY BANK & TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated 2/2/2015 and known as Trust Number 11-6387 the following described real estate in County of Cook and State of Illinois, to wit:

See Exhibit A, which is attached hereto, and made a part hereof.

PIN: See Exhibit A, which is attached hereto, and made a part hereof.

Commonly Known as: See Exhibit A, which is attached hereto, and made a part hereof.

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, 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 reversions, by leases to commence in praesentior 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 196 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 the 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

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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 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 sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 4th day of February, 2015.

Knollwood Enterprises, Ltd.

By: James A. Blazina (Seal) _____ (Seal)
James A. Blazina, General Partner

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 James A. Blazina, General Partner of Knollwood Enterprises, Ltd. personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

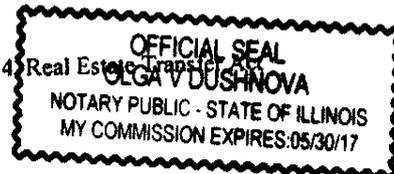
Given under my hand and notarial seal, this 4th day of February, 2015.

Olga Dushnova

Notary Public

Illinois Transfer Stamp - Exempt under provisions of paragraph 2 section 4 of Real Estate Transfer Act

James A. Blazina
Buyer, Seller, or Representative



Prepared by: James A. Blazina, Esq.
P.O. Box 68747
Schaumburg, Illinois 60168-0747

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EXHIBIT A

03-12-300-063-1328 & 03-12-300-063-1368(450 Plum Creek Drive, Unit No. 310, Wheeling,
Illinois

03-12-300-063-1182 & 03-12-300-063-1114(450 Plum Creek Drive, Unit No. 506, Wheeling,
Illinois

03-12-300-063-1029 & 03-12-300-063-1029(475 Plum Creek Drive, Unit No. 305, Wheeling,
Permanent Index Number Illinois

Common Address of Property 03-12-300-063-1333 & 03-12-300-063-1363(350 Plum Creek Drive, Unit. 403
Illinois

1 OF 2

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ATEWAY AGENT

ALTA COMMITMENT - SCHEDULE A (CONT.)

Policy Issuing Agent of Chicago Title Insurance Company

ORDER NUMBER:

1301 004411059 GATEL

EFFECTIVE DATE:

February 24, 2012

EXHIBIT "A"

PARCEL 1: UNITS 310-1 AND G-140 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PLUM CREEK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR3033165, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT NO. LR3033164 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 330 PLUM CREEK DRIVE, UNIT NO. 310, WHEELING, ILLINOIS

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This commitment valid only if Schedule B is attached.

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ATTORNEYS' TITLE GUARANTY FUND, INC.

ATG® OWNER'S FORM – SCHEDULE A

Policy No.: 120297327508-01
Address Reference: 450 Plum Creek Drive Unit #506
Wheeling, IL 60090

Date of Policy: October 10, 2012
State Issued: IL
File Name: 14-12-14961
Amount of Insurance: \$88,500.00

1. Name of Insured:

Knollwood Enterprises LTD

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Knollwood Enterprises LTD

4. The Land referred to in this policy is described as follows:

UNIT 506-3 AND UNIT G-62, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PLUM CREEK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 3033165, IN THAT PART OF SECTION 12 AND SECTION 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ISSUED BY

Codilis & Associates, P.C.
15W030 N. Frontage Rd., Suite 100
Burr Ridge, IL 60527
(630) 794-5300

2973

Member No.



Signature of Member or Authorized Signatory

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File Number: 12-0842

EXHIBIT "A"**LEGAL DESCRIPTION**

PARCEL 1: UNIT NO. 305-4 AND UNIT NO. G-16 IN PLUM CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN HENRY GRANDT AND OTHERS SUBDIVISION OF THAT PART OF THE SOUTH 1420.62 FEET OF SECTION 12, WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, JANUARY 29, 1923 AS DOCUMENT NUMBER 172867; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM MADE BY NORTHWEST NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NO. 1535 REGISTERED AS DOCUMENT NO. 3033165, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS REGISTERED ON JULY 20, 1978 AS DOCUMENT NO. 3033164.
03-12-300-063-1029, 03-12-300-063-1136

COMMONLY KNOWN AS 425 PLUM CREEK DRIVE, UNIT NO. 305, WHEELING, ILLINOIS

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 403-1 AND G-135 IN THE PLUM CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 2 IN HENRY GRANDT AND OTHERS SUBDIVISION OF THE PART OF THE SOUTH 1420.62 FEET OF SECTION 12, WEST OF THE CENTER OF MILWAUKEE AVENUE AND A PART OF THE NORTH 1/2 OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SUBDIVISION FILED IN THE REGISTRAR'S OFFICE OF COOK COUNTY, ILLINOIS, ON JANUARY 29, 1923 AS DOCUMENT 172867, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3033165, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS FILED AS DOCUMENT LR 3033164.

commonly known as 350 Plum Creek Drive, Unit 403, Wheeling, Illinois

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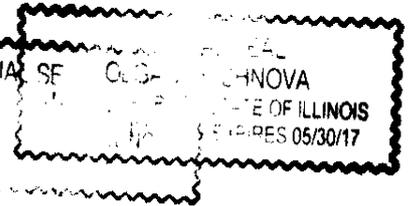
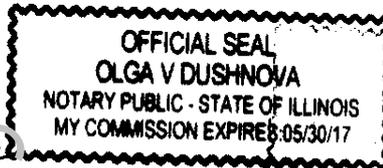
STATEMENT BY GRANTOR AND GRANTEE

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 12/1/15

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 1st DAY OF Feb
18 2015.



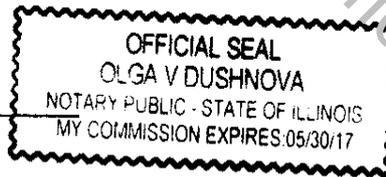
NOTARY PUBLIC Olga Dushnova

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 2/1/15

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Agent
THIS 1st DAY OF Feb
18 2015.



NOTARY PUBLIC Olga Dushnova

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.]