

# UNOFFICIAL COPY



## TRUSTEE'S DEED

THIS INDENTURE, made this 7<sup>th</sup> day of January, 2016, between **95 DES PLAINES TRUST**, a trust created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

Doc#: 1600849162 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/08/2016 02:07 PM Pg: 1 of 4

**PAT SIRBAS**  
95 Des Plaines Lane  
Hoffman Estates, Illinois 60169

party of the second part, WITNESSETH, that the party of the first part, in consideration of

**Ten and 00/100 (\$10.00) Dollars**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by the party of the first part and pursuant to authority of the Trustee of said trust, by these presents, does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to the party of the second part's heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

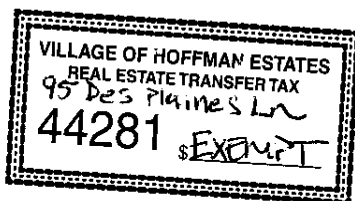
### EXHIBIT "A"

Together with all and singular, the hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second party, and the party of the second part's heirs and assigns forever.

And the party of the first part, for itself, and its successors, does not covenant, promise and agree, to and with the party of the second part, and the party of the second part's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to public and utility easements, covenants, conditions and restrictions of record, zoning and building laws, building lines, use and occupancy restrictions, drainage tiles, feeders and laterals, and general real estate taxes not yet due.

Permanent Index Number(s): 07-15-315-014-0000  
Address of Real Estate: 95 Des Plaines Lane, Hoffman Estates, Illinois 60169

IN WITNESS WHEREOF, Seller has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Trustee at Hoffman Estates, Illinois this 7<sup>th</sup> day of January, 2016.



95 Des Plaines Trust

By: CSR Industries, Inc. - Trustee

By: Craig Roe  
Craig Roe - President

Instrument prepared by:

John Robeznicks, 738 East Dundee Road, Suite 302, Palatine, Illinois 60074

MAIL TO:

John Robeznicks  
738 East Dundee Road #302  
Palatine, Illinois 60074

SEND SUBSEQUENT TAX BILLS TO:

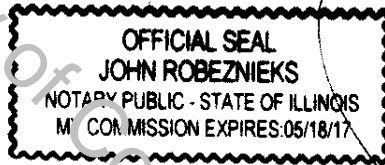
PAT SIRBAS  
95 Des Plaines Lane  
Hoffman Estates, Illinois 60169

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, John Robeznieks, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **CRAIG ROE**, personally known to me to be the President of CSR Industries, Inc., an Illinois corporation, the Trustee of 95 DES PLAINES TRUST, an Illinois trust, and personally known to me to be the persons whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the use and purpose therein set forth and acknowledged that as such Trustee he signed and delivered the said instrument pursuant to authority, given by the Trust Agreement of said Trust, as his free and voluntary act, and as the free and voluntary act and deed of said Trust, for the use and purpose therein set forth.

GIVEN under my hand and seal, this 7<sup>th</sup> day of January, 2016.



Notary Public

A handwritten signature in black ink, appearing to read "John Robeznieks", written over a horizontal line.

Property of Cook County Clerk's Office

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## EXHIBIT "A"

LOT 18 IN BLOCK 54 IN HOFFMAN ESTATES NO 4, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 07-15-315-014-0000

Address of Real Estate: 95 Des Plaines Lane  
Hoffman Estates, Illinois 60169

Property of Cook County Clerk's Office

Exempt Under Provisions of Paragraph (e)

Section 31-45 of the Property Tax Code

Date: 1/7/16 Signed: 

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or, its 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.

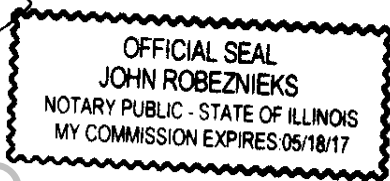
Dated: 1-7, 2016

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

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said party this 7<sup>th</sup> day of January, 2016

*[Handwritten Signature]*  
Notary Public



The Grantee or its 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.

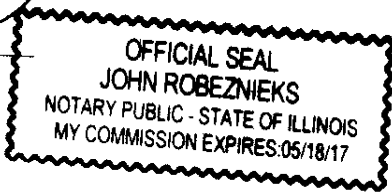
Dated: 1-7, 2016

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

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said party this 7<sup>th</sup> day of January, 2016

*[Handwritten Signature]*  
Notary Public



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 C misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)