

# UNOFFICIAL COPY

## Deed in Trust



P.O. BOX 129  
ADDISON, IL  
(630) 629-5000 • MEMBER FDIC



Doc#: 1611949122 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/28/2016 11:32 AM Pg: 1 of 4

(RESERVED FOR RECORDER'S USE ONLY)

This Indenture Witnesseth, That the Grantor, Donald A. Boncimino, a single man

of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey/s and Warrant/s unto the OXFORD BANK & TRUST, P.O. Box 129, Addison, Illinois 60101 a corporation organized and existing under the laws of the State of Illinois, as Trustee under the provisions of a trust agreement dated the 6th day of April, 2016, known as Trust Number 1837 the following described real estate in the State of Illinois, to wit:

Legal description attached as Exhibit "A"

Permanent Index No.: 08-08-122-034-1010

Common Address: 4900 Kimball Hill Drive, Unit B-1, Rolling Meadows, IL 60008

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 and vested in 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 reversion, by lessee 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 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 changes 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of

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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 by 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 Oxford Bank & Trust, 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 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 the 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.

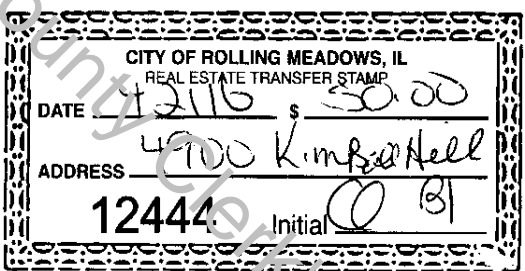
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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, and said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor/s hereby expressly waive/s and release/s all rights under and by virtue of the homestead exemption laws of the State of Illinois.

In Witness Whereof, the grantor/s aforesaid has/ve hereunto set/s hand/s and seal/s this 13<sup>th</sup> day of April, 2016.

[Signature] (SEAL)  
 \_\_\_\_\_ (SEAL)



COUNTY OF DuPAGE )  
 ) SS  
 STATE OF ILLINOIS )

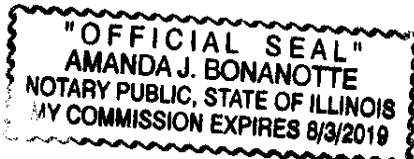
I, the undersigned, a Notary Public in and for said County, in the State aforesaid do hereby certify that Donald A. Boncimino

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 he/she/they signed, sealed and delivered the said instrument as his/her/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 13<sup>th</sup> day of April, A.D. 2016

[Signature]  
 \_\_\_\_\_  
 Notary Public

This document prepared by:  
 Amanda J. Bonanotte  
 Lucas & Apostolopoulos  
 881 W. Lake Street  
 Addison, IL 60101



EXEMPT-COUNTY-ILLINOIS TRANSFER STAMPS  
 EXEMPT UNDER PARAGRAPH "E" SECTION 31-45,  
 REAL ESTATE TRANSFER TAX LAW  
 DATED THIS 16 DAY OF APRIL, 2016  
 BY: [Signature]  
 \_\_\_\_\_  
 Amanda J. Bonanotte, Attorney

Mail Tax Bills to:  
 Donald A. Boncimino  
 4912 Forster Avenue  
 Schiller Park, IL 60176

MAIL RECORDED DEED TO:  
 OXFORD BANK & TRUST  
 P.O. BOX 129  
 ADDISON, IL 60101

Legal Description:

**UNOFFICIAL COPY****PARCEL 1:**

UNIT B-1 IN THE COACH HOMES OF WILLOW BEND CONDOMINIUM AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN GEORGETOWN OF WILLOW BEND, A SUBDIVISION OF PART OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER THE PLAT THEREOF RECORDED SEPTEMBER 20, 1968 AS DOCUMENT NUMBER 20621228, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25259454; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THAT PART OF LOT 3 OF GEORGETOWN OF WILLOW BEND, A SUBDIVISION OF PART OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER PLAT THEREOF RECORDED SEPTEMBER 20, 1968 AS DOCUMENT NUMBER 20621228, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, 744.84 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST 225.83 FEET TO A POINT ON THE LINE BETWEEN LOTS 2 AND 3 IN SAID SUBDIVISION WHICH IS 211.93 FEET NORTH OF THE MOST EASTERLY SOUTH EAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE LINE BETWEEN LOTS 2 AND 3, 108.50 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 50 SECONDS EAST, 225.83 FEET TO A POINT ON THE LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST, 108.50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF LOT 3 IN GEORGETOWN OF WILLOW BEND, A SUBDIVISION OF PART OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN AS PER THE PLAT THEREOF RECORDED SEPTEMBER 20, 1968 AS DOCUMENT NUMBER 20621228, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, 856.34 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED; THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST 225.83 FEET TO A POINT ON THE LINE BETWEEN LOTS 2 AND 3 IN SAID SUBDIVISION WHICH IS 320.43 FEET NORTH OF THE MOST EASTERLY SOUTH EAST CORNER OF SAID LOT 2; THENCE 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3, 33.57 FEET TO A POINT ON THE LINE BETWEEN LOTS 2 AND 3 IN SAID SUBDIVISION WHICH IS 354.0 FEET NORTH OF THE MOST EASTERLY SOUTH EAST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 34 MINUTES 50 SECONDS EAST 15.0 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST, 116.0 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST, 15 FEET TO A POINT ON THE LINE BETWEEN SAID LOTS 2 AND 3 WHICH IS 275.0 FEET SOUTH OF THE MOST EASTERLY NORTH EAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3, 51.54 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 50 SECONDS EAST, 225.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 3; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3, 201.11 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 4:**

THAT PART OF LOT 3 IN GEORGETOWN OF WILLOW BEND, A SUBDIVISION OF PART OF SECTIONS 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAT THEREOF RECORDED SEPTEMBER 20, 1968 AS DOCUMENT NUMBER 20521228, BOUNDED BY A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF LOT 3; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 3, 1054.45 FEET FOR A PLACE OF BEGINNING OF THE TRACT OF LAND DESCRIBED; THENCE SOUTH 89 DEGREES 34 MINUTES 50 SECONDS WEST 225.83 FEET TO A POINT ON THE LINE BETWEEN LOTS 2 AND 3 IN SAID SUBDIVISION WHICH IS 223.46 FEET SOUTH OF THE MOST EASTERLY NORTH EAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 25 MINUTES 10 SECONDS WEST ALONG THE LINE BETWEEN SAID LOTS 2 AND 3, 108.50 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 50 SECONDS EAST, 225.83 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 25 MINUTES 10 SECONDS EAST, 108.50 FEET TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

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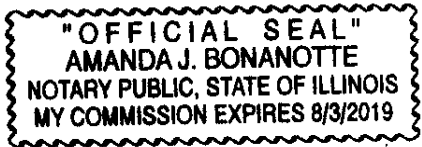
## STATEMENT BY GRANTOR AND GRANTEE

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 4-13-16

Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said *[Signature]*,  
dated 4-13-16.



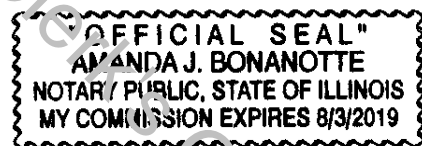
Notary Public *Amanda J. Bonanotte*

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 4-13-16

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee,  
dated 4-13-16.



Notary Public *Amanda J. Bonanotte*

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.**