


UNOFFICIAL COPY

TRUSTEE'S DEED


 1709445077D
 Doc# 1709445077 Fee \$44.00
 RHSP FEE: \$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 04/04/2017 12:59 PM PG: 1 OF 4



Above Space for Recorder's Use Only

THE GRANTOR, **HEARTLAND BANK AND TRUST COMPANY**, as Successor Trustee to **FIRST BANK OF SCHAUMBURG** under provisions of a Trust Agreement dated the 31st day of January 1995 and known as **TRUST NUMBER 95-1159**, for and in consideration of TEN and No/100 Dollars and other good and valuable consideration, **CONVEYS AND QUIT-CLAIMS TO GRANTEE, RENEE DEETJEN, AS TRUSTEE OF THE RENEE DEETJEN TRUST u/t/d JANUARY 13, 2012**, with an address of 733 Cambridge Drive, Schaumburg, IL 60193, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 228 IN SECOND RESUBDIVISION OF PART OF WEATHERSFIELD UNIT NO. 4, BEING A SUBDIVISION OF SECTIONS 20, 28 AND 29; TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 6, 1962 AS DOCUMENT NO. 18495600 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-29-215-013-0000

Address of Real Estate: 733 Cambridge Drive, Schaumburg, IL 60193


VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
31277 \$ 

TO HAVE AND TO HOLD the same unto said Grantee and their heirs and assigns forever.

This Deed is executed by HEARTLAND BANK AND TRUST COMPANY, as Successor Trustee, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of the Deed in Trust and the provisions of the above-referenced Trust Agreement and of every other power and authority thereunto enabling.

This Deed is made subject to: (A) the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof, including all unpaid, delinquent, or sold taxes and special assessments now, or hereafter to be made, a charge or lien against said premises; (B) Rights or claims of parties in possession; (C) Encroachments, overlaps, boundary line disputes, or other matters; (D) Easements, or claims of easements; (E) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished; (F) Rights of the public, the State of Illinois, the county, the township and the municipality in and to that part of the premises in question taken, used, or dedicated for roads or highways; (G) Rights of way for drainage ditches, drain tiles, feeders, laterals, and underground pipes, if any.

Attorneys' Title Guaranty Fund, Inc.
 1 S. Wacker Dr., Ste. 2400
 Chicago, IL 60606-4650
 Attn: Search Department

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JA

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IN WITNESS WHEREOF HEARTLAND BANK and TRUST COMPANY, as Successor Trustee, has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Trust Officer this 21st day of March, 2017.

****THIS TRUSTEE'S DEED IS SUBJECT TO THE ATTACHED EXCULPATORY CLAUSE****

HEARTLAND BANK AND TRUST COMPANY,
Not personally but solely as Successor Trustee,

By: Nathan Ihnes, T.O.
TRUST OFFICER

STATE OF ILLINOIS)
) ss
COUNTY OF MCLEAN)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nathan Ihnes, Trust Officer of Heartland Bank and Trust Company, as Successor Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal on March 21, 2017.

Barbara E. Adams
Notary Public



Exempt under provisions of Paragraph (e), Section 31-45, of the Real Estate Transfer Tax Law, (35 ILCS 200/31-45(e)).

3/21, 2017
Date

Nathan Ihnes, Trust Officer, ABT Co, Trustee
Grantor, Grantee, Representative

After recording mail to:

David R. Schlueter
401 W. Irving Park Road
Itasca, IL 60143

Mail tax bills to:

Renee Deetjen
733 Cambridge Dr.
Schaumburg, IL 60193

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EXCULPATORY CLAUSE

This instrument is executed by the Heartland Bank and Trust Company, not personally, but solely as Successor Trustee of the Trust as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such Trustee.

It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings, and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking, or agreement of the Trustee in this instrument.

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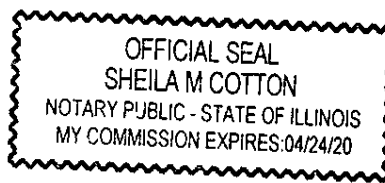
STATEMENT BY GRANTOR AND GRANTEE

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 March 21, 20 17

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said David Schlueter
this 21 day of March 20 17
Notary Public Sheila M Cotton

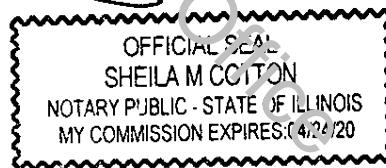


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated March 21, 20 17

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said David Schlueter
This 21 day of March 20 17
Notary Public Sheila M Cotton



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)