

UNOFFICIAL COPY

TRUSTEE'S DEED

THIS INDENTURE, Made this **March 28, 2017**, between **ITASCA BANK & TRUST CO.**, 308 W. Irving Park Road, Itasca, Illinois 60143, an Illinois Corporation, as Trustee under the provisions of a deed or deeds in trust to said bank in pursuance of a trust agreement known on its records as **Trust No. 10357**, party of the first part, and **Nicholas S. Pizzo and Maria Pizzo**, husband and wife, not as joint tenants or tenants in common, but as tenants by the entirety



Doc# 1710149053 Fee \$44.25

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/11/2017 11:51 AM PG: 1 OF 3

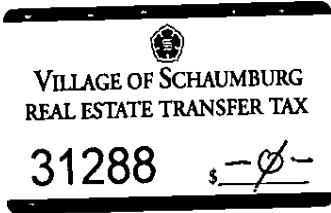
of **1251 Beechwood Court, Schaumburg, IL 60193** party(ies) of the second part,

WITNESSETH, That said party of the first part, in consideration of the sum of **TEN (\$10.00)** Dollars, and other good and valuable considerations in hand paid, does hereby convey unto said party(ies) of the second part, the following described real estate, situated in **Cook County, Illinois**, to-wit:

PIN: #07-24-300-049-1037

PROPERTY ADDRESS: 1251 Beechwood Court #C1, Schaumburg, IL 60193

LEGAL: Unit 3-18-R-C-1 together with its undivided percentage interest in the common elements in Willow Pond at Bar Harbor Condominium as delineated and defined in the Declaration recorded as Document No. 87643830, as amended, in the Southwest 1/4 of Section 24, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.



Exempt Under Provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

Debra A. Perawec

3/28/2017

Buyer, Seller or Representative

Dated

together with the tenements and appurtenances there unto belonging.

TO HAVE AND TO HOLD the same unto said party(ies) of the second part, and to the proper use, benefit and behoof forever of said party(ies) of the second part.

SUBJECT TO: All unpaid taxes and special assessments, if any, and any easements, encumbrances and restrictions of record. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage conveying the above described 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.

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 Trust Officer and attested by its Assistant Secretary, the day and year first above written.

ITASCA BANK & TRUST CO.

As Trustee as aforesaid.

By

Gerald A. Wiel
Gerald A. Wiel

Trust Officer

Attest

Jeanne M. Brabec
Jeanne M. Brabec

Assistant Secretary

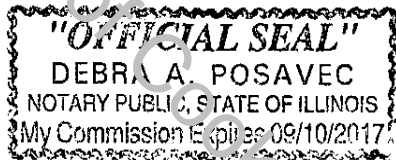
STATE OF ILLINOIS **UNOFFICIAL COPY**

County of DUPAGE

} SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that the aforesaid Trust Officer of the ITASCA BANK & TRUST CO., and the aforesaid Assistant Secretary of said Corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Secretary respectively, appeared before me in person, and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Corporation, for the uses and purposes therein set forth; and the said Assistant Secretary did also then and there acknowledge that he/she, as custodian of the corporate seal of said Corporation, did affix the said corporate seal of said Corporation to said instrument as his/her own 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 Notarial Seal this 28th day of March, 2017.



Debra A. Posavec

Notary Public

This document prepared by:
Itasca Bank & Trust Co.
Jack E. Mensching
308 W. Irving Park Rd.
Itasca, Illinois 60143

Property Clerk's Office

PLEASE MAIL TO:
Nicholas and Maria Pizzo
1251 Beechwood Court
#C1
Schaumburg, IL 60193

PROPERTY ADDRESS
1251 Beechwood Court
#C1
Schaumburg, IL 6019

MAIL SUBSEQUENT TAX BILLS TO:
Nicholas and Maria Pizzo
1251 Beechwood Court
#C1
Schaumburg, IL 60193

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STATEMENT BY GRANTOR AND GRANTEE

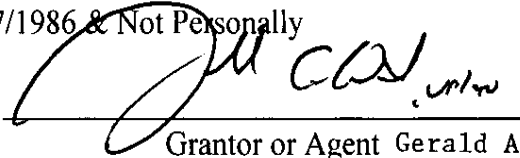
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Itasca Bank & Trust Co., Trustee U/T/A #10357

Dated 4/17/1986 & Not Personally

Dated: 3/28/17

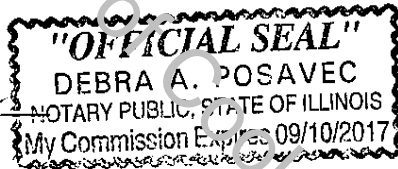
Signature



Grantor or Agent Gerald A. Wiel
VP & Chief Trust Officer

Subscribed and sworn to before me by the said grantor/agent the date above written.

Debra A. Posavec
Notary Public



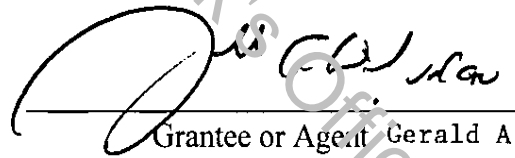
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

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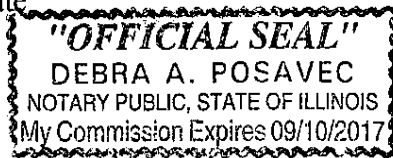
Signature



Grantee or Agent Gerald A. Wiel
VP & Chief Trust Officer

Subscribed and sworn to before me by the said grantee/agent the date above written.

Debra A. Posavec
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 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.)