

# UNOFFICIAL COPY

## DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor(s), Nicole Augoustatos, an individual



Doc# 1729355181 Fee \$44.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

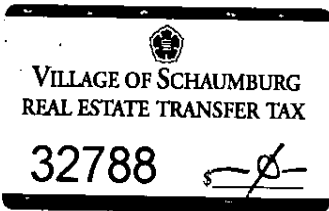
DATE: 10/20/2017 02:06 PM PG: 1 OF 3

of the County of Cook and the State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey(s) and warrant(s) unto the ITASCA BANK & TRUST CO., 308 W. Irving Park Road, Itasca, Illinois, 60143, an Illinois Corporation, as Trustee under the provisions of a trust agreement dated 12/9/2011 and known as Trust Number #12554 the following described real estate in the County of and State of Illinois, to-wit:

PIN: #06-24-202-031-1514 & #06-24-202-032-1514

PROPERTY ADDRESS: 70 Beechmont Court, Unit 2D, Schaumburg, IL 60193

LEGAL: Towne Place Unit 11, being a subdivision of part of the East 1/2 Section 24, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 15, 1991, as Document No. 91-233, 253, together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, which percentage shall automatically change in accordance with the amended Declarations as same are filed of record.



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

*Nicole Augoustatos* 9/18/17  
Buyer, Seller or Representative Dated

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 herein expressed, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 partition or to exchange said property, or any part thereof, for other 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 said premises 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.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, hereby declared to be personal property and to be in the earnings, avails and proceeds arising from this disposition of the premises; the intention hereof being to vest in the said ITASCA BANK & TRUST CO., the entire legal and equitable title in fee, in and to all of the premises above described.

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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., as Trustee  
U/T/A #12554 Dated 12/9/2011 & Not  
Personally

Dated: 9/18/17

Signature [Signature]  
Grantor or Agent

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

[Signature]  
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.

Itasca Bank & Trust Co., as Trustee  
U/T/A #12554 Dated 12/9/2011 &  
Not Personally

Dated: 9/18/17

Signature [Signature]  
Grantee or Agent

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

[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 A Misdemeanor 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.)

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This conveyance is made upon the express understanding and condition that neither ITASCA BANK & TRUST CO., 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 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.

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 September 15, 2017.

*Nicole Augoustatos* (SEAL) \_\_\_\_\_ (SEAL)  
Nicole Augoustatos  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS

County of DuPage

I, *Bridget Han*

} SS.  
a Notary Public in and for said County, in the State aforesaid do hereby certify that she 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 she signed, sealed and delivered the said instrument as 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 *18<sup>th</sup>* day of *September*, 2017

*Bridget Han*  
\_\_\_\_\_  
Notary Public.

This Document Prepared By:  
Jack Mensching  
Itasca Bank & Trust Co.  
308 West Irving Park Road  
Itasca, IL 60143



PLEASE MAIL TO:  
Itasca Bank & Trust Co.  
Attn: Trust Department  
308 West Irving Park Rd  
Itasca IL 60143

PROPERTY ADDRESS  
70 Beechmont Court  
Unit 2D  
Schaumburg, IL 60193

MAIL SUBSEQUENT TAX BILLS TO:  
Nicole Augoustatos  
70 Beechmont Court  
Unit 2D  
Schaumburg, IL 60193