

# UNOFFICIAL COPY

Doc#: 1823319381 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/21/2018 11:57 AM Pg: 1 of 3



73116 1/3

Chicago Title Insurance Company

## WARRANTY DEED ILLINOIS STATUTORY

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

Dec ID 20180801657388  
ST/CO Stamp 2-119-647-008 ST Tax \$214.00 CO Tax \$107.00

Property of Cook County Clerk's Office

THE GRANTOR(S), Robert M. Yandel and Maureen P. Yandel, husband and wife, of the Village of Orland Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ~~Maureen P. Yandel~~ of Orland Park, Illinois of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: ~~the Marquette Bank, an Illinois Banking Association, as Trustee under the provisions of a trust agreement dated the 1st day of August, 2012 and known as Trust Number 30199, of the Village of Orland Park, Illinois~~ Unit No. 27, together with its undivided percentage interest in the common elements in Nottingham Woods Condominium, as delineated and defined in the Declaration recorded as Document no. 93569728, as amended from time to time, in the Southwest Quarter of Section 20, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2018 AND THEREAFTER.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 27-20-328-025-1011  
Address(es) of Real Estate: 16445 Nottingham Court, Orland Park, Illinois 60467

Dated this 14<sup>th</sup> day of August 2018

Robert M. Yandel  
Robert M. Yandel  
Maureen P. Yandel  
Maureen P. Yandel

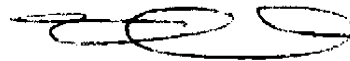
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Robert M. Yandel and Maureen P. Yandel, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 14<sup>th</sup> day of August 2018

  
(Notary Public)



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**Prepared By:** Joseph R. Spillane, Esq.  
114 Gale Avenue  
River Forest, Illinois 60305

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**Mail To:**  
Paul Eckert, Esq.  
19453 Kevin Avenue  
Mokena, Illinois 60448

**Name & Address of Taxpayer:**  
~~Joseph R. Spillane~~ Marquette Bank Trust #30199  
16445 Nottingham Court  
Orland Park, Illinois 60467

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## TERMS AND CONDITIONS

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 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 leases to commence in praesenti or futuro, and upon any terms and period 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 rentals, 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 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.

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 mortgage 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 have been complied with, or be obliged to inquire into the necessity or expediency of 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

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 for 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.