

UNOFFICIAL COPY

2019-00241-P
WARRANTY DEED IN TRUST



Doc# 1903249007 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2019 08:56 AM PG: 1 OF 4

1/2

Nicholas Pizzolato
945 E Kenilworth
Unit 302
Hoffman Estates, IL 60067

PREMIER TITLE

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSTH, that the grantors Nicholas Pizzolato, married to Kaitlyn Pizzolato, of the County of and State of Illinois, for and in consideration of Ten Dollars and no/100 (\$10.00) in hand paid, conveys and warrants unto Beverly M. Koller Trust, whose address is 1602 N Haddow Avenue, Arlington Heights, IL 60004, Beverly M. Koller, as trustee under the provisions of a trust agreement dated July 15, 2011, the following described real estate in the County of Cook and State of Illinois, to wit:

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2018 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

Permanent Real Estate Index Number(s): 02-24-105-023-1060
Address of Real Estate: 945 East Kenilworth, Unit 302, Palatine, IL 60074
Legal Description: Attached Exhibit "A"

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.

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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 for any period or periods of time, not exceeding in the case of any single demise the term of 198 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 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.

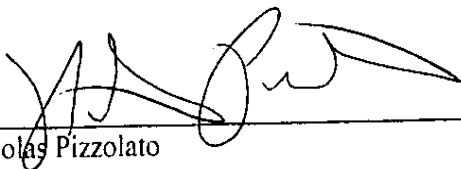
In no other case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced 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 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 to 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.

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.

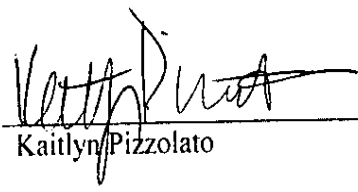
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid hereunto set

hand this 31st day of January, 2019.



Nicholas Pizzolato



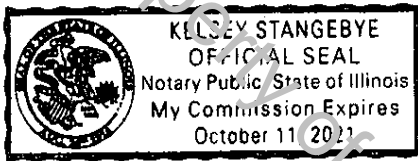
Kaitlyn Pizzolato

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State of Illinois, County of Cook

I, Kelsey Stangebye, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT Nicholas Pizzoloto + Kaitlyn Pizzoloto 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 the homestead.

Given under my hand and notarial seal, this 31st day of January, 2019.



Kelsey Stangebye (Notary Public)

Prepared By:

Shawn M. Bolger
Shawn M. Bolger, Ltd.
9780 Franklin Avenue
Box 1208
Franklin Park, Illinois 60131-2566

~~Mail To:~~

Daniel Drew
1415 West 22nd Street
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX

31-Jan-2019



COUNTY:	40.00
ILLINOIS:	80.00
TOTAL:	120.00

02-24-105-023-1060

2019010100417 | 1-760-070-048

Name and Address of Taxpayer/Address of Property:

Beverly M. Koller, as Trustee of Beverly M. Koller Trust
945 East Kenilworth
Unit 302
Hoffman Estates, IL 60067

Mail to:

PREMIER TITLE
1000 JORIE BLVD., SUITE 136
OAK BROOK, IL 60523
630-571-2111

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EXHIBIT "A" Legal Description

File No.: 2019-00241-PT

PARCEL 1:

UNIT 302 IN WILLOW CREEK CONDOMINIUM NO. 4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 6 AND 7 TAKEN AS A TRACT, EXCEPT THEREFROM THAT PART LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 6, THENCE NORTH 1 DEGREES 57 MINUTES 45 SECONDS EAST ALONG THE EAST LINE OF LOT 6 FOR A DISTANCE OF 10 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 75 DEGREES 00 MINUTES WEST 145.00 FEET, THENCE NORTH 56 DEGREES 00 MINUTES WEST FOR 100.00 FEET; THENCE SOUTH 65 DEGREES 20 MINUTES 03 SECONDS WEST FOR 68.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO EXCEPTING THEREFROM THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 28, 1970 AS DOCUMENT NO. 2536651), ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 2702050 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS FOLLOWS: (A) EASEMENT FOR INGRESS AND EGRESS AS SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION FILED DECEMBER 28, 1970 AS DOCUMENT NO. LR 2536651 (B) RECIPROCAL EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS DATED JUNE 25, 1973 AND FILED JULY 3, 1973 AS DOCUMENT NO. LR 2702046, ALL IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 945 East Kenilworth Unit 302, Palatine, IL 60067

PERMANENT INDEX NO.: 02-24-105-023-1060