

# UNOFFICIAL COPY



**WEST SUBURBAN BANK**

LAND TRUST DEPARTMENT  
711 South Westmore Avenue  
Lombard, IL 60148  
(630) 652-2500



\*1917613091D\*

Doc# 1917613091 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 11:36 AM PG: 1 OF 4

## DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, U CALL IT SERVICES LLC

of the County of Cook and State of Illinois, for and in consideration of \$10.00  
Ten and No/100 Dollars, and other good and valuable considerations in  
hand paid. Convey and quit claim unto WEST SUBURBAN BANK, a State Banking Corporation of  
Lombard, Illinois, as Trustee under the provisions of a trust agreement dated the 10th day of  
January 2019, known as Trust Number 14431, the  
following described real estate in the County of Cook and State of Illinois, to-wit:

See attached legal description.

Exempt under provisions of Paragraph E, Section 4,  
Real Estate Transfer Tax Act

2-6-19  
Date

Christine Park  
Buyer, Seller, or Representative

Grantor's Address: 100 Northwest Highway, Palatine IL IL 60067  
Grantee's Address: 711 S Westmore Avenue, Lombard IL 60148

PROPERTY ADDRESS: 1469 Winslowe Drive, Unit 201, Palatine IL 60074

PIN NO. 02-12-100-128-1113

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 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 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 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 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.

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6-21-19

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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 mortgaged 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 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or 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.

And the said grantor \_\_\_\_\_ hereby expressly waives \_\_\_\_\_ and releases \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

January 2019  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
 U Call It Services, LLC (Seal) \_\_\_\_\_ (Seal)

PREPARED BY: U Call It Services, LLC 100 Northwest Highway, Palatine IL 60067

STATE OF ILLINOIS,  
 COUNTY OF Lake SS.

I, Allan Freeman, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Veronica Mayfield personally known to me to be the same person whose name Veronica Mayfield subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that Veronica Mayfield signed, sealed and delivered the said instrument as free 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 26<sup>th</sup> day of January 2019



\_\_\_\_\_  
 Notary Public

After recording send to:  
 WEST SUBURBAN BANK  
 LAND TRUST DEPARTMENT  
 711 South Westmore Avenue  
 Lombard, IL 60148

Send Tax Bills To:  
 WSB Trust #14431  
 711 S Westmore Avenue  
 Lombard IL 60148

1469 Winslowe Drive, 201, Palatine IL 60074  
 For information only insert street address of above described property.

# UNOFFICIAL COPY

## Exhibit "A" – Legal Description

UNIT 1469-201 IN BRENTWOOD OF PALATINE CONDOMINIUM, CREATED PURSUANT TO THAT CERTAIN DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRENTWOOD OF PALATINE CONDOMINIUM, OF PART OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN COOK COUNTY, ILLINOIS ON AUGUST 13, 2004 AS DOCUMENT NO. 0422634016 ("DECLARATION"), AND AS DELINEATED ON EXHIBIT C TO THE DECLARATION, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION AND GRANT OF EASEMENT DATED DECEMBER 14, 1972, RECORDED IN COOK COUNTY, ILLINOIS ON DECEMBER 21, 1972, AS DOCUMENT NO. LR 2666783..

Commonly known as 1469 Winslowe Drive, Unit 201, Palatine, IL 60074

Parcel(s): 02-12-100-128-1113

Property of Cook County Clerk's Office

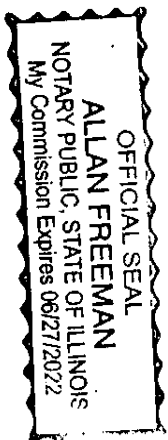
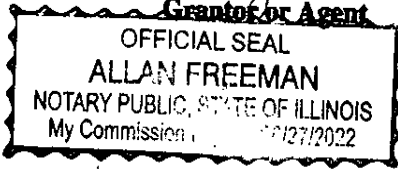
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## STATEMENT BY GRANTOR AND GRANTEE

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 Jan 24, 2019

Signature: [Handwritten Signature]

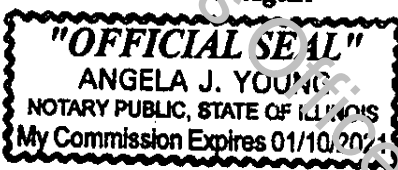


Subscribed and sworn to before me  
By the said Veronica Mangali  
This 26th day of January, 2019  
Notary Public [Handwritten Signature]

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 title to real estate under the laws of the State of Illinois.

Date February 6, 2019

Signature: [Handwritten Signature]



Subscribed and sworn to before me  
By the said Agent  
This 6th day of February, 2019  
Notary Public [Handwritten Signature]

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