

# UNOFFICIAL COPY

**TRUSTEE TO  
TRUSTEE**



Doc# 1917613093 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/25/2019 11:40 AM PG: 1 OF 5

The above space for recorder's use only

THIS INDENTURE, made this 10<sup>th</sup> day of January 2019, between WEST SUBURBAN BANK, with the address of: 711 South Westmore Avenue, Lombard IL 60148, a corporation, as trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said Bank in pursuance of a trust agreement dated the 1<sup>st</sup> day of October 2013, and known as Trust Number 13892, party of the first part, and West Suburban Bank, as Trustee under the provisions of a trust agreement dated the 10<sup>th</sup> day of January 2019, and known as Trust Number 14431, party of the second part with an address of 711 South Westmore Avenue, Lombard IL 60148.

WITNESSETH, That said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations, the receipt whereof is hereby acknowledged, does hereby grant, sell and convey unto said parties of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

Parcel 1: 1473-203 in Brentwood of Palatine Condominiums, 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 dedicated on Exhibit C to the Declaration, together with its undivided percentage interest in the common elements.

Parcel 2: Easement 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. LR2666783.

**PROPERTY ADDRESS:** 1473 Winslowe Drive, Unit 203, Palatine IL 60074

**PIN:** 02-12-100-128-1139

together with the tenements and appurtenances thereunto belonging.

S Y  
P 5-66  
S N  
M Y  
SC Y  
E N  
INT AV  
D [REDACTED]  
6-21-19

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This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The powers and authority conferred upon said trust grantee are as follows:

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 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 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 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 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 for 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 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.

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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 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.

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 (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of delivery hereof. Also subject to all covenants, conditions, and building line restrictions (if any) of record in the Recorder's office; also subject to all unpaid taxes and special assessments.

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 Trust Officer the day and year first above written.

**PREPARED BY:** Christine Pawlak, West Suburban Bank, 711 S Westmore Ave, Lombard IL 60148

Send Tax Bills To:

WEST SUBURBAN BANK  
as Trustee aforesaid,

West Suburban Bank Trust #14431  
711 S Westmore Avenue  
Lombard IL 60148

By *Christine Pawlak*  
TRUST OFFICER

Attest *Angela Young*  
ASSISTANT TRUST OFFICER

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

1-14-19                      *Christine Pawlak*  
Date                              Owner or Representative

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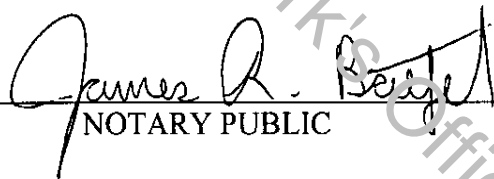
STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DUPAGE        )

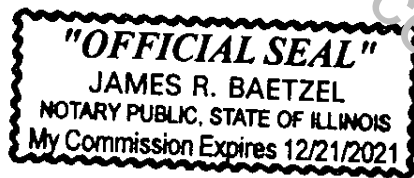
I, the undersigned, a NOTARY PUBLIC in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Christine Pawlak, Trust Officer of **WEST SUBURBAN BANK**, and Angela Young of said Bank, personally known to be the same persons whose names are subscribed to the foregoing instrument as such Trust Officer and Assistant Trust Officer respectively, appeared before me this day 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 Bank, for the uses and purposes therein set forth; and the said Trust Officers did also then and there acknowledge that they, as custodian of the corporate seal of said Bank, did affix the said corporate seal of said Bank to said instrument as their own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 14<sup>th</sup> day of January 2019.

MAIL TO:

West Suburban Bank Trust Department  
711 S Westmore Avenue  
Lombard IL 60148

  
NOTARY PUBLIC



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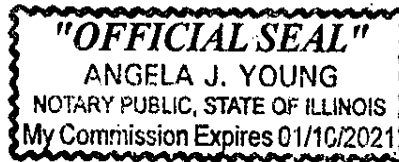
## STATEMENT BY GRANTOR AND GRANTEE

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 January 14, 2019

Signature: *Christine Paulak*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 14 day of January, 2019  
Notary Public *Angela J. Young*

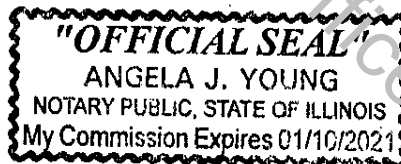


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 14, 2019

Signature: *Christine Paulak*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 14 day of January, 2019  
Notary Public *Angela J. Young*



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.)