

# UNOFFICIAL COPY

Doc#: 2004501059 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 02/14/2020 01:04 PM Pg: 1 of 3

Dec ID 20200201613845  
ST/CO Stamp 0-031-856-480 ST Tax \$265.00 CO Tax \$132.50

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,  
that the Grantor(s)

*Peter Bucciarelli*

of the County of *Cook*  
and State of ILLINOIS for and in  
consideration of TEN AND NO/100  
Dollars and other good and valuable  
considerations in hand paid, CONVEY  
AND WARRANT

\* Grantee

unto the *MANUETTE BANK*, an Illinois Banking Association., whose address is 9533 W. 143<sup>rd</sup> St., Orland Park, Illinois 60462, as Trustee under the provisions of a trust agreement dated the *27<sup>th</sup>* day of *March*, 20*07* and known as Trust Number *18294* the following described Real Estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

Property Address: 125 Acacia Drive, Unit 102E, Indian Head Park, IL 60625  
Permanent Index No: 18-20-400-074-100N and 18-20-400-074-109

TO HAVE AND TO HOLD, the premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. See reverse side for terms and powers of trustee. And the said grantors hereby expressly waive and release 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 has hereunto set his hand and seal this *11<sup>th</sup>* day of *February*, 2020

*Peter Bucciarelli*  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

STATE OF ILLINOIS

SS

COUNTY OF

I, the undersigned, a Notary Public, in and for said County in the State aforesaid do hereby certify that *Peter Bucciarelli* personally known to me to be the same person(s) whose name(s) *is* subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that *he* signed, sealed and delivered the said instrument as *his* free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated 2/11/20

*Erin Kelly McMahon*  
\_\_\_\_\_  
Notary Public



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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.

### AFTER RECORDING, PLEASE MAIL TO:

Marquette Bank/Trust Department  
9533 W. 143<sup>rd</sup> Street  
Orland Park, Illinois 60462

### THIS INSTRUMENT WAS PREPARED BY:

Wesley Zaba / Zaba Law Group PC  
5117 Main St, Ste C  
Downer's Grove, IL 60515

Mail Real Estate Tax bills to:

Barbara A. D'Andrea  
125 Acacia Drive, Unit 102E  
Indian Head Park, IL 60125

# UNOFFICIAL COPY

American Land Title Association

Commitment for Title Insurance  
Adopted 08-01-2016  
Technical Corrections 04-02-2018

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## EXHIBIT A

The Land referred to in this Commitment is described as follows:

**PARCEL 1:**

UNIT NUMBER 102-E AND P-5E IN THE WILSHIRE GREEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF OUTLOT 3 OF INDIAN HEAD PARK CONDOMINIUM UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTH WEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS:

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25077886, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NUMBER 22779633, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

Commonly known as: 125 Acacia Drive, Indian Head Park, IL 60625  
PIN: 18-20-100-074-1001 and 18-20-100-074-1109