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WEST SUBURBAN BANK

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



21096340070

Doc# 2109634007 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/06/2021 09:57 AM PG: 1 OF 4

DEED IN TRUST

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, KAREN FRUMKIN AND GARY FRUMKIN, HUSBAND AND WIFE

of the County of COOK and State of ILLINOIS, for and in consideration of TEN
(\$10.00) 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 29TH day of
February 2012, known as Trust Number 13717, the
following described real estate in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED EXHIBIT "A"

Exempt under provisions of Paragraph E, Section
Real Estate Tranfer Tax Act.

2-16-21

Christina Paulak

Grantor's Address: 14700 Hollow Tree Road, Orland Park IL 60462
Grantee's Address: 711 S Westmore Avenue, Lombard IL 60148

PROPERTY ADDRESS: 14700 HOLLOW TREE ROAD, ORLAND PARK IL 60462

PIN NO. 27-08-406-032-0000

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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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 s _____ 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 exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s _____ aforesaid have _____ hereunto set their hand s _____ and seal _____ this 27th day of October 2020.

(Seal) _____ (Seal)

(Seal) _____ (Seal)

PREPARED BY: GARY FRUMKIN, 14700 HOLLOW TREE RD, ORLAND PARK IL 60462

STATE OF ILLINOIS,
COUNTY OF COOK _____ SS.

I, Catherine S. McCrory _____, a Notary Public in and for said county, in the state aforesaid, do hereby certify that KAREN FRUMKIN and GARY FRUMKIN _____

_____ personally known to me to be the same person S _____ whose name S _____ 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 notarial seal this 27 day of OCTOBER 2020.



Notary Public

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

Send Tax Bills To:
Karen and Gary Frumkin
14700 Hollow Tree Rd
Orland Park, IL 60462

60462
14700 HOLLOW TREE RD, ORLAND PARK IL
For information only insert street address of above described property.

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EXHIBIT A – LEGAL DESCRIPTION

Parcel 1: Parcel 416 in Crystal Tree fourth Addition being a Subdivision of part of the East ½ of Section 8, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Private Roadway Easement appurtenant to and for the benefit of Parcel 1 over Lot 215 in Crystal Tree, according to Plat thereof filed and recorded September 23, 1987 as Document LR 3653642 and 87520779 respectively, for ingress and egress, as set forth in the Declaration recorded March 24, 1988 as Document No. 88121062 and re-recorded April 28, 1988 as Document No. 88178671, in Cook County, Illinois.



Parcel 3: Private Roadway Easement appurtenant to and for the benefit of Parcel 1, over Lot 475 in Crystal Tree, Fourth Addition, according to Plat thereof recorded December 16, 1988 as Document 88579905 for ingress and egress, as set forth in the Declaration recorded March 24, 1988 as Document No. 88121062 and re-recorded April 28, 1988 as Document No. 88178671, in Cook County, Illinois.

Parcel 4: Private Roadway Easement appurtenant to and for the benefit of Parcel 1, over Lot 477 in Crystal Tree, Fourth Edition, according to Plat thereof recorded December 16, 1988 as Document 88579905 for ingress and egress, as set forth in Declaration recorded March 24, 1988 as Document No. 88121062 and re-recorded April 28, 1988 as Document No. 88178671, in Cook County, Illinois.

Parcel 5: Easement for the benefit of Parcel 1, for ingress and egress over private roadways as shown on Plat of Crystal Tree Subdivision recorded September 23, 1987 as Document 87520779 and filed September 23, 1987 as Document LR 3653642 in Cook County, Illinois.

Parcel 6: Easements for benefit of Parcel 1 as set forth in Deed dated December 12, 1990 and recorded on December 31, 1990 as Document No. 90629532 in Cook County, Illinois.

Parcel 7: Easements appurtenant to and for the benefit of parcel 1 as set forth in the Declaration of Covenants and restrictions dated March 11, 1988 and recorded March 24, 1988 as Document 88121061 and re-recorded April 28, 1988 as Document 88178672.

REAL ESTATE TRANSFER TAX		29-Mar-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
27-08-406-032-0000		20210201642514 1-867-072-016	

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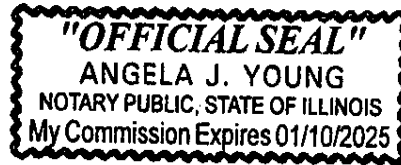
STATEMENT BY GRANTOR AND GRANTEE

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 2/16, 2021

Signature: *Christine Paulak*
Grantor or Agent

Subscribed and sworn to before me
By the said agent
This 16, day of February, 2021
Notary Public *Angela Young*

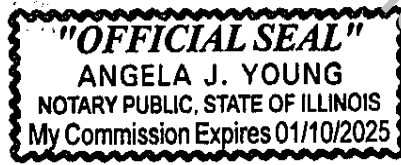


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/16, 2021

Signature: *Christine Paulak*
Grantee or Agent

Subscribed and sworn to before me
By the said agent
This 16, day of February, 2021
Notary Public *Angela 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.)