

16220822

Doc#: 2109816081 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2021 02:37 PM Pg: 1 of 3

Dec ID 20210301678357
ST/CO Stamp 0-165-843-472 ST Tax \$177.00 CO Tax \$88.50

**TRUSTEE'S DEED
IN TRUST**

This indenture made this 26th day of March, 2021, between MARQUETTE BANK, an Illinois Banking Association, 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 9th day of January, 2009 and known as Trust Number 18871, party of the first part, and

**WILLIAM E. SHANAHAN AND MARY ANN SHANAHAN TRUSTEE OF THE
WILLIAM E AND MARY ANN SHANAHAN DECLARATION OF TRUST -----**

Whose address is: 8001 Neenz Avenue, Burbank, Illinois 60459, party of the second part, Witnesseth, That said party of the first part in consideration of the sum of TEN and No/100 Dollars AND OTHER GOOD AND VALUABLE consideration in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in COOK County, Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF -----

Permanent Index No.: 31-06-207-058-1005

Address of Property: 18500 Pine Lake Drive #2A, Tinney Park, Illinois 60477

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 recited on the reverse side hereof and incorporated herein by reference.

Together with the tenements and appurtenances thereunto belonging, TO HAVE AND TO HOLD the same unto said party of the second part and to the proper use, benefit and behoof of said party of the second part.

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 to secure the payment of money, and remaining unreleased at the date of the delivery hereof. IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its Trust Officer and Assistant Secretary, the day and year first above written.

MARQUETTE BANK

By: Joyce A. Madsen
Joyce A. Madsen Trust Officer

Attest: Brenda Rieckert
Brenda Rieckert Assistant Secretary

State of Illinois I, the undersigned, a Notary Public, in and for said County and State, do hereby certify that the
County of Cook SS above named Trust Officer & Assistant Secretary of the MARQUETTE BANK, Grantor, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument and that they signed, sealed and delivered the said instrument as their free and voluntary act of said Bank for the uses and purposes therein set forth.

OF COOK COUNTY at my hand this 26th day of March, 2021
VENESSA M. VILLANOVA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 02/09/2025

Venessa M Villanova Notary Public

AFTER RECORDING, MAIL TO:
19469 Catherine Ct
Frankfort IL 60423

This instrument was prepared by:
Joyce A. Madsen, Trust Officer, Marquette Bank
9533 W. 143rd Street, Orland Park, Illinois 60462



UNOFFICIAL COPY

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 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 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 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 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 or 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 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.

Mail Future Tax Bills to:

William Sherman
1850 Pine Lake Dr. #24
Tinley Park, IL 60477

REAL ESTATE TRANSFER TAX

29-Mar-2021



COUNTY:	88.50
ILLINOIS:	177.00
TOTAL:	265.50

31-06-207-058-1005

| 20210301678357 | 0-165-843-472

Legal Description **UNOFFICIAL COPY**

UNIT 18500-2A IN THE PINE LAKE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 1 IN PINE LAKE SUBDIVISION, PHASE I, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS,

Property of Cook County Clerk's Office