

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 02/22/2024 01:41 PM Pg: 1 of 3

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ST/CO Stamp 1-373-475-376

**PREPARED BY AND MAIL  
TO:**

**Bill Ellsworth, Esq.  
ELLSWORTH LAW, LLC  
19 N. Grant Street  
Hinsdale, IL 60521**

## TRUSTEE'S DEED

This indenture made this 7<sup>th</sup> day of February, 2024 between, **MARY KAREN MONTAGANO**, hereinafter referred to as "said trustee", not individually, but as trustee of the **MARY KAREN MONTAGANO TRUST DATED FEBRUARY 21, 2018**, as amended and restated from time to time (the "Grantor"), of the Village of Palos Park, County of Cook, State of Illinois, in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to **ROBERT P. MONTAGANO**, hereinafter referred to as "said trustee", not individually, but as trustee of the **ROBERT P. MONTAGANO TRUST DATED FEBRUARY 21, 2018**, as amended and restated from time to time (the "Grantee"), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

THE WEST 150 FEET OF THE EAST 333 FEET OF THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF A LINE 300 FEET NORTH AND PARALLEL TO THE SOUTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 27 AFORESAID IN COOK COUNTY, ILLINOIS.

PIN: 23-27-206-034-0000

ADDRESS: 8909 W. 121<sup>st</sup> Street, Palos Park, IL 60464

**TO HAVE AND TO HOLD** that real estate, with the appurtenances upon the trust and for the uses and purposes herein and in such trust set forth.

Full power and authority is hereby granted to said trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the trustee in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money lent or advanced on said premises, or be obliged to see that the terms of the 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.

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Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said trustees in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof of this Deed in Trust the Trust was in full force and effect, (b) such documents were executed in accordance with the Trust, conditions and limitations contained herein and in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the trustees were duly authorized and empowered to execute and deliver such documents and (d) if the conveyance is made to a successor or successors in Trust, that such successor or successors in Trust had been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any predecessor in Trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. 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.

IN WITNESS WHEREOF, the Grantors have executed this Deed in Trust on the day and year first above written.

**MARY KAREN MONTAGANO TRUST  
DATED FEBRUARY 21, 2018**

By: *Mary Karen Montagano*  
**MARY KAREN MONTAGANO**

*Exempt under provisions of Paragraph e  
Section 200/31-45 Real Estate Transfer Tax Act.*

02/07/24 *Mary Karen Montagano*  
Date Representative

State of Illinois )  
) ss  
County of Cook )

I, the undersigned, a Notary Public in and for the county and state aforesaid, does hereby certify that **MARY KAREN MONTAGANO** is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

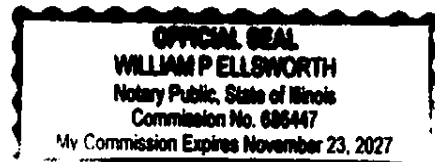
Given under my hand and official seal this 7<sup>th</sup> day of February, 2024.

*William P. Ellsworth*  
Notary Public

Commission Expires: November 23, 2027

**SEND SUBSEQUENT TAX BILLS TO:**

Robert P. Montagano Trust  
8909 W. 121<sup>st</sup> Street  
Palos Park, Illinois 60464



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## STATEMENT BY GRANTOR AND GRANTEE

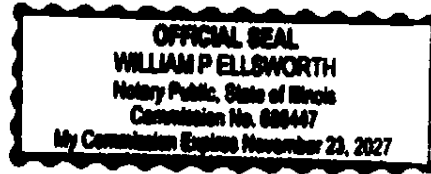
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 7, 2024

Signature: *Miss Karen Montague*  
Grantor or Agent

Subscribed and sworn to before  
this 7<sup>th</sup> day of February, 2024.

Notary Public *Will P Ellsworth*



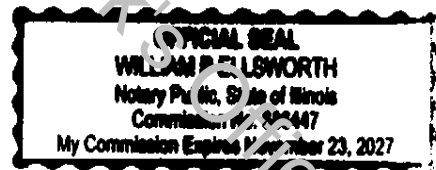
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: February 7, 2024

Signature: *Miss Karen Montague*  
Grantee or Agent

Subscribed and sworn to before  
this 7<sup>th</sup> day of February, 2024.

Notary Public *Will P Ellsworth*



**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.