

# UNOFFICIAL COPY

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/9/2024 3:48 PM Pg: 1 of 3

Doc ID 20240501699499

ST/Co Stamp 2-066-626-864 ST Tax \$357.50 CO Tax \$178.75

## WARRANTY DEED IN TRUST

Old Republic Title  
9601 Southwest Highway  
Oak Lawn, IL 60453

24164448 1/1

**THIS INDENTURE WITNESSETH THAT** the Grantor, **PRO INVESTMENTS, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois whose principal place of business is in the City of Lemont, County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the Grantee, **MARQUETTE BANK**, an Illinois Banking Association, whose address is 9533 West 143<sup>rd</sup> Street, Orland Park, Illinois 60462, as Trustee under the provisions of a **TRUST AGREEMENT DATED THE 18<sup>TH</sup> DAY OF APRIL, 2024 AND KNOWN AS TRUST NUMBER 31299**, all the following described real estate, situated and described as follows, to wit:

### PARCEL 1:

UNIT 3 IN THE DERBY PLAZA CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 2, 3, 4, 5, OUTLOT "A" AND OUTLOT "B" IN DERBY PLAZA, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN AND RECORDED FEBRUARY 27, 2008 AS DOCUMENT 0805803077 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814316038, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY PARKING, ACCESS, EASEMENT, UTILITIES, SIGNAGE, REFUSE, STORM WATER, MAINTENANCE AND RESTRICTED USE AGREEMENT DATED APRIL 30, 2008 AND RECORDED MAY 21, 2008 AS DOCUMENT 0814245100 FOR THE PURPOSE OF "PARKING AND ACCESS COMMON AREA", AS DEPICTED ON EXHIBIT ATTACHED TO SAID EASEMENT AGREEMENT. AS AMENDED AND REPLACED BY THE TERMS OF THE AGREEMENT FOR RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS; DERBY PLAZA SUBDIVISION AND OFFICE CONDOMINIUMS RECORDED JULY 10, 2019 AS DOCUMENT 1919122075

Permanent Real Estate Index Number(s) 22-27-300-080-1003

Address of Real Estate: 14208 McCarthy Road, Suite 3, Lemont, Illinois 60439

**SUBJECT TO:** Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2023 and subsequent years. **NOT HOMESTEAD PROPERTY**

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Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances.

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 Page 3 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. **NOT HOMESTEAD PROPERTY**

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its President and attest by the Secretary on this 17<sup>th</sup> day of April, 2024.

ATTEST:

Anna, Patycka  
Pro Investments, Inc.  
Anna Patycka  
Its President

Paulina Bachleda Kubanska  
Pro Investments, Inc.  
Paulina Bachleda Kubanska  
Its Secretary

STATE OF ILLINOIS )  
COUNTY OF COOK ) ss.

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANNA PATYCKA and PAULINA BACHLEDA KUBANSKA, personally known to me to be the President and Secretary of PRO INVESTMENTS, INC., appeared before me this day in person acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17<sup>th</sup> day of April, 2024.

[Signature]  
Notary Public



REAL ESTATE TRANSFER TAX 09-May-2024

		COUNTY:	178.75
		ILLINOIS:	357.50
		TOTAL:	536.25

22-27-300-080-1003 | 20240501699499 | 2-066-626-864

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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.

### Mail Recorded Deed

Marquette Bank/Trust Dept.  
9533 W. 143<sup>rd</sup> St.  
Orland Park, IL 60462

### Mail Future Tax Bills to:

Marquette Trust 31299  
14208 McCarthy Rd. Suite 3  
Lemont, IL 60439

### This Instrument was prepared by:

Stanislaw J. Skupien, Esq.  
Law Office of Stanislaw J. Skupien, P.C.  
10550 South Roberts Road  
Palos Hills, Illinois 60465  
708.523.0011