

# UNOFFICIAL COPY



Doc#: 0905846071 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2009 01:58 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

### NAME AND ADDRESS OF TAXPAYER:

Mr. and Mrs. Louis A. Varlotta  
8143 Valley View Court  
Tinley Park, Illinois 60477

### THE GRANTORS,

**LOUIS A. VARLOTTA and NELLIE E. VARLOTTA**, his Wife, of the County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and WARRANT to **LOUIS A. VARLOTTA and NELLIE E. VARLOTTA** as Co-Trustees under the Trust Agreement dated February 26, 2009, and known as the Varlotta Family Trust Declaration of Trust (the "Instrument"), the following described real estate in the County of Cook, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises to wit:

Lot 20 in Catalina's Valley View Subdivision of the South East 1/4 of the South East 1/4 of Section 26, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property and Grantees' Address: 8143 Valley View Court, Tinley Park, Illinois 60477  
PIN: 27-26-406-020-0000

**SUBJECT** to the express conditions subsequent that (1) if the Trustee becomes unwilling or unable to act, the instrument appoints the Successor Trustee, (2) any Successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (3) any person dealing with any Successor Trustee may, without liability and without inquiring into the terms of the instrument described above, rely upon the written certification of the Successor Trustee has become Successor Trustee, and (4) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the

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instrument or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

The Trustee (which term shall refer to the Trustee originally named or to any Successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in the instrument.

The Grantors, **LOUIS A. VARLOTTA and NELLIE E. VARLOTTA**, hereby waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois provided for the exemption of homesteads or real estate from sale or execution or otherwise.

**IN WITNESS WHEREOF**, the Grantors aforesaid have hereunto set their hands and seals this 26 day of Feb., 2009.

*Louis A. Varlotta* (Seal)  
LOUIS A. VARLOTTA

*Nellie E. Varlotta* (Seal)  
NELLIE E. VARLOTTA

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PAR. E OF SEC. 4 OF THE REAL ESTATE TRANSFER ACT.

*Sam Gray*

Dated: 2/26/2009

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State of Illinois            )  
  ) SS  
County of Cook            )

I, the undersigned, a notary public in and for said county and state aforesaid, do hereby certify that **LOUIS A. VARLOTTA and NELLIE E. VARLOTTA**, who are personally known to me to be the same persons whose names are 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 SEAL THIS 26 DAY OF February 2009.

My commission expires: 10/19/2009

*Gary J Mazian*



**THIS DOCUMENT PREPARED BY:  
AFTER RECORDING MAIL TO:**

Sokol and Mazian  
Gary J. Mazian  
60 Orland Square Drive  
Orland Park, Illinois 60462

Clerk's Office

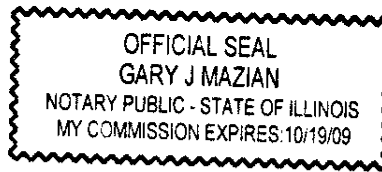
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## STATEMENT BY GRANTOR AND GRANTEE

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: 2/26, 2009 Signature: *Louis A. Varlotta*  
Grantor, LOUIS A. VARLOTTA

Subscribed and sworn to before me by the said LOUIS A. VARLOTTA this 26 day of February, 2009.

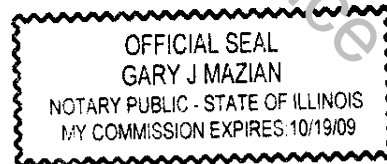


Notary Public *Gary J. Mazian*

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: 2/26, 2009 Signature: *Nellie E. Varlotta*  
Grantee, NELLIE E. VARLOTTA

Subscribed and sworn to before me by the said NELLIE E. VARLOTTA this 26 day of February, 2009.



Notary Public *Gary J. Mazian*

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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)