

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



10138340385

Doc#: 1013834038 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/18/2010 10:15 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED BY
AND MAIL TO:

Joseph P. Wleklinski, Jr.
Lillig & Thorsness, Ltd.
1900 Spring Road, Suite 200
Oak Brook, Illinois 60523



ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:

Frank Spirovski, Trustee
Lydia Spirovski, Trustee
123 Ruffled Feathers Drive
Lemont, Illinois 60439

This space for recorder's use only

THE GRANTORS, FRANK SPIROVSKI and LYDIA SPIROVSKI, husband and wife, of 123 Ruffled Feathers Drive, Lemont, Illinois 60439, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrant to **FRANK SPIROVSKI, TRUSTEE OF THE FRANK SPIROVSKI TRUST DATED MAY 4, 2010**, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, and to **LYDIA SPIROVSKI, TRUSTEE OF THE LYDIA SPIROVSKI TRUST DATED MAY 4, 2010**, and all and every successor or successors in trust under said trust, as to an undivided one-half interest, as Tenants in Common ("trustee(s)"), the following described real estate in the County of Cook and State of Illinois:

Parcel 1: Lot 83 in Ruffled Feathers, being a subdivision of Part of Section 27 and part of the North 1/2 of Section 34, all in Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easements for ingress and egress for the benefit of Parcel 1 over Outlots P and R as created by the Plat of Subdivision.

Permanent Index No: 22-34-212-031-0000

Property Address: 123 Ruffled Feathers Drive, Lemont, Illinois 60439

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustee(s) to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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(s); 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 present or in the future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to review 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 an 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(s) in relation to said premises, or to whom said premises or

S 1
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STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

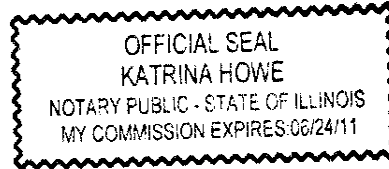
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: May 4, 2010.

Signature: Frank Spivak
Grantor

Subscribed and sworn to before me
by the said Grantor this 4th day
of May, 2010.

Notary Public Katrina Howe



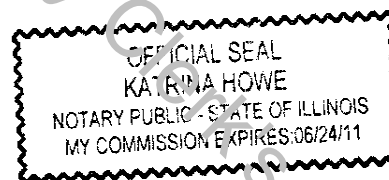
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 4, 2010.

Signature: Frank Spivak
Grantee

Subscribed and sworn to before me
by the said Grantee this 4th day
of May, 2010.

Notary Public Katrina Howe



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.]