

# UNOFFICIAL COPY



Doc#: 1308718040 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/28/2013 11:13 AM Pg: 1 of 3

## DEED IN TRUST

(Illinois)

STC 01146-7957 *dyo*

Mail to: Andrew D. Ross

165 West Tenth Street

Chicago Heights, IL 60411

### NAME & ADDRESS OF TAXPAYER:

Peter Vranesh Trustee

20030 Delphi Drive

Olympia Fields, IL 60451

**STEWART TITLE COMPANY**  
**2055 W. Army Trail Road, Suite 110**  
**Addison, IL 60101**  
**630-889-4000**

THE GRANTOR SPEARMAN GROUP, LLC

a corporation created and existing under and by virtue of the laws of the State of Indiana and duly authorized to transact business in the State of Illinois for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Board of Directors of said corporation.

CONVEYS AND WARRANTS unto PETER R. VRANESH

(GRANTEE'S ADDRESS) 20030 Delphi Drive, Olympia Fields, IL 60461

as Trustee under the provisions of a Trust Agreement dated the 23<sup>rd</sup> day of December, 2011 and known as THE PETER R. VRANESH REVOCABLE LIVING TRUST and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 39 IN BLOCK 7 IN ORVIS' SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER		03/01/2013
	CHICAGO:	\$300.00
	CTA:	\$120.00
	TOTAL:	\$420.00

20-07-414-010-0000 | 20130201601351 | 1VM3Q4

REAL ESTATE TRANSFER		03/01/2013
	COOK:	\$20.00
	ILLINOIS:	\$40.00
	TOTAL:	\$60.00

20-07-414-010-0000 | 20130201601351 | N02X5V

Permanent Index Number: 20-07-414-010-0000

Property Address: 5225 South Paulina, Chicago, IL 60609

S Y  
P 3  
S N  
SC Y  
INT AB

# UNOFFICIAL COPY

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

Full power and authority are hereby granted to said trustee 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 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 the present or in the future, and upon any 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 renew 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 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 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 any such conveyance, lease or other instrument, (a) that at the time of the 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 said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 7th day of February, 2013.

Name of Corporation: SPEARMAN GROUP, LLC

IMPRESS  
CORPORATE  
SEAL HERE

By:  (SEAL)  
DEREK SPEARMAN, President

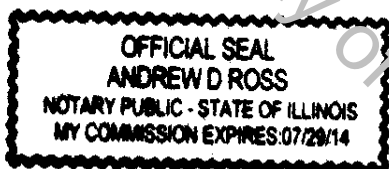
**NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES**


**ATTACH NOTARY ACKNOWLEDGMENT**

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
                                                      ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DEREK SPEARMAN personally known to me to be the President of the SPEARMAN GROUP, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appearing before me this day in person acknowledged that as such he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



  
Notary Public

NAME AND ADDRESS OF PREPARER:

Andrew D. Ross  
McGrane, Perozzi, Stelter,  
Gerardi, Brauer & Ross, Ltd.  
165 West 10<sup>th</sup> Street  
Chicago Heights, IL 60411  
(708) 756-1550

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-5022).