

# UNOFFICIAL COPY

PREPARED BY:

JAMES B. CARROLL, ESQ.  
7800 West 95<sup>th</sup> Street, Suite 2E  
Hickory Hills, IL 60457



MAIL TO and TAX BILLS TO:

Standard Bank and Trust Company  
Attn: Trust Number 20456  
7800 W. 95th St.  
Hickory Hills, IL 60457

Doc#: 1502046235 Fee: \$52.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/20/2015 03:40 PM Pg: 1 of 8

THIS DEED IS EXEMPT BY THE PROVISIONS  
OF PARAGRAPH (4) OF THE  
REAL ESTATE TRANSFER TAX ACT.

 9-30-14  
Grantor or Agent Date

DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, 183<sup>rd</sup> & LaGrange Road, L.L.C., 11504 W. 183<sup>rd</sup> Street, #SW & NW, Orland Park, IL 60462, an Illinois Limited Liability Company 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, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid and pursuant to authority given in the Articles of Organization and Operating Agreement of Grantor and by law Conveys and Warrants unto Grantee, **STANDARD BANK AND TRUST COMPANY**, a corporation of **Illinois**, not personally but as Trustee under the provisions of a trust agreement dated the 15th day of October, 2008, and known as Trust Number 20456, 7800 W 95<sup>th</sup> St, Hickory Hills, IL 60457, the following described real estate in the County of Cook and State of **Illinois**, to-wit:

As set forth on Exhibit "A" attached hereto and incorporated herein by this reference

P.I.N.s: 27-33-402-005-0000 and 27-33-401-010-0000

Common Address: 183<sup>rd</sup> and LaGrange Road, Orland Park, IL 60462

Subject to: General Real Estate Taxes for 2014 and subsequent years, building lines, easements, covenants, conditions and restrictions of record, leases and tenancies.

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

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

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vacate any subdivision of part thereof and to resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, 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 privileged or obliged to inquire into any of the terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said Grantor hereby expressly waives and releases 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, the Grantor aforesaid has hereunto executed this Deed into Trust as of the **30<sup>th</sup> day of September, 2014.**

**SIGNATURE PAGE FOLLOWS**

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183<sup>rd</sup> & LAGRANGE ROAD, L.L.C., an Illinois limited liability company

By: Capital Acquisitions and Development, Inc.

By: [Signature]  
Stanley Smagala, President

By: The Mayher Family Limited Partnership,

By: [Signature]  
Nancy L. Mayher, as Trustee of the Nancy Mayher Revocable Trust, dated December 12, 2001, as General Partner

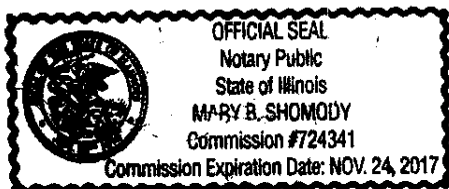
By: [Signature]  
John J. Mayher, Jr., as Trustee of the John J. Mayher Revocable Trust, dated May 21, 1999 and as amended and restated on December 12, 2001, as General Partner

STATE OF ILLINOIS             )  
  ) SS  
COUNTY OF COOK             )

The undersigned, a notary public in and for said County and State, **DO HEREBY CERTIFY** that Stanley Smagala, personally known to me to be the President of Capital Acquisitions and Development, Inc. an Illinois corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such he signed and delivered the said instrument pursuant to authority, given by the members in the Operating Agreement and by Resolution 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.

GIVEN under my hand and official seal as of the 30<sup>th</sup> day of September, 2014

[Signature]  
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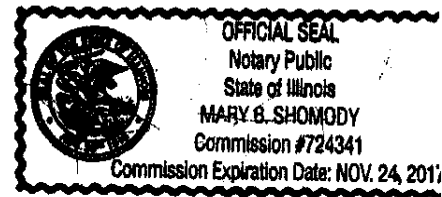
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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a notary public in and for said County and State, **DO HEREBY CERTIFY** that Nancy L. Mayher, personally known to me to be the Trustee of the Nancy Mayher Revocable Trust, dated December 12, 2001, as General Partner and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such she signed and delivered the said instrument pursuant to authority, given by the members in the Operating Agreement and by Resolution as her free and voluntary act, and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

**GIVEN** under my hand and official seal as of the 30<sup>th</sup> day of September, 2014

*Mary B. Shomody*  
\_\_\_\_\_  
NOTARY PUBLIC



STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The undersigned, a notary public in and for said County and State, **DO HEREBY CERTIFY** that John J. Mayher, Jr., personally known to me to be the Trustee of the John J. Mayher Revocable Trust, dated May 21, 1999 and as amended and restated on December 12, 2001, as General Partner and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such she signed and delivered the said instrument pursuant to authority, given by the members in the Operating Agreement and by Resolution 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.

**GIVEN** under my hand and official seal as of the 30<sup>th</sup> day of September, 2014

*Mary B. Shomody*  
\_\_\_\_\_  
NOTARY PUBLIC



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## EXHIBIT "A" LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE RIGHT OF WAY OF ORLAND PARKWAY HERETOFORE DEDICATED TO THE VILLAGE OF ORLAND PARK, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33 THAT IS 1572.79 FEET SOUTH OF THE NORTH LINE AND ALSO 1076.29 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4 A DISTANCE OF 693.41 FEET (681.57 DEED) TO THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 45 AND ITS FRONTAGE ROAD AS RELOCATED, SAID POINT BEING 600.09 FEET SOUTHERLY OF A PARCEL OF REAL ESTATE CONVEYED BY THE DEED DATED DECEMBER 19, 1972 AND RECORDED JANUARY 3, 1973 AS DOCUMENT 22174099; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 45 AFORESAID, SAID RIGHT OF WAY LINE BEING A CURVE LINE CONVEX TO THE WEST AND HAVING A RADIUS OF 11,649.16 FEET, A DISTANCE OF 101.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID CURVE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 45, SAID RIGHT OF WAY LINE BEING A CURVE LINE CONVEX TO THE WEST AND HAVING A RADIUS OF 11,649.16 FEET, A DISTANCE OF 466.78 FEET TO A POINT; THENCE SOUTHERLY ALONG A STRAIGHT LINE, SAID LINE STILL THE WESTERLY LINE OF SAID U.S. ROUTE 45, A DISTANCE OF 139.16 (139.40 DEED) FEET TO A POINT, SAID POINT BEING 376.70 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33 MEASURED ALONG A STRAIGHT LINE SAID LINE BEING PARALLEL TO THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 598.12 (590.66 DEED) FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 33, SAID POINT ALSO BEING 375.95 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTHERLY ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 429.69 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A CURVE LINE CONVEX TO THE NORTHWEST AND HAVING A RADIUS OF 573.33 FEET, A DISTANCE OF 454.06 FEET TO A POINT OF TANGENCY; THENCE EASTERLY ALONG A LINE PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 267.63 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

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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 assignment of beneficial interest in land trust is either a. natural person, and 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: as of September 30, 2014

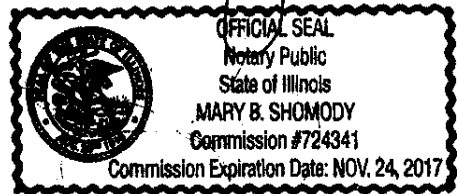
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me as of September 30, 2014.

NOTARY PUBLIC

*[Handwritten Signature]*



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 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: as of September 30, 2014

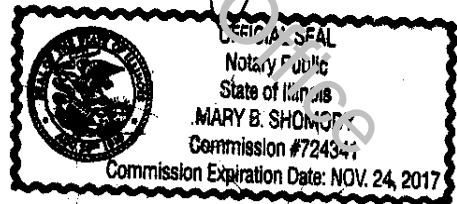
Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me as of September 30, 2014.

NOTARY PUBLIC

*[Handwritten Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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## PLAT ACT AFFIDAVIT

Stanley Smagala, President of Capital Acquisitions and Development, Inc., of 183<sup>rd</sup> & LaGrange Road L.L.C. being duly sworn on oath, states that affiant's address is 8632 West 103<sup>rd</sup> Street, Palos Hills, IL 60465. That the attached deed is not in violation of Section 1 of the Plat Act [765 ILCS 205/1] for one of the following reasons:

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access.
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
4. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access.
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
7. Conveyances made to correct description in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. This conveyance is of land described in the same manner as title was taken by grantor(s).

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED

AFFIANTS further states that affiant makes this affidavit for the purpose of inducing the Recorder of Deeds of Will County, Illinois, to accept the attached deed for recording.

SIGNATURE PAGE FOLLOWS

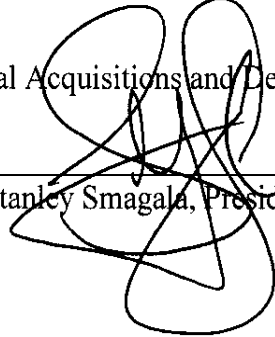
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Executed and delivered as of September 30, 2014.

183<sup>rd</sup> & LAGRANGE ROAD, L.L.C., an Illinois limited liability company

By: Capital Acquisitions and Development, Inc.

By: \_\_\_\_\_  
Stanley Smagala, President



STATE OF ILLINOIS

COUNTY OF COOK

)  
) SS  
)

The undersigned, a notary public in and for said County and State, **DO HEREBY CERTIFY** that Stanley Smagala, personally known to me to be the President of Capital Acquisitions and Development, Inc. an Illinois corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such he signed and delivered the said instrument pursuant to authority, given by the members in the Operating Agreement and by Resolution 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.

**GIVEN** under my hand and official seal as of September 30, 2014

  
NOTARY PUBLIC

