

# UNOFFICIAL COPY

WARRANTY DEED IN TRUST  
ILLINOIS STATUTORY  
INDIVIDUAL



Doc#: 1504916018 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/18/2015 10:59 AM Pg: 1 of 5

THE GRANTOR(S) Michael Tallarico and Estela Alonso-Tallarico, husband and wife, of the Village of Western Springs, County of Cook, State of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Michael Tallarico and Estela Alonso-Tallarico as Co-Trustees, as tenants by the entirety, and not as tenants in common nor as joint tenants, of the Michael Tallarico and Estela Alonso-Tallarico Trust Agreement dated February 13, 2015, of 1029 Hickory Drive, Western Springs, IL 60558 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit

**See Exhibit "A" attached hereto and made a part hereof**

Permanent Real Estate Index Number(s): 18-18-406-003-0000

Address(es) of Real Estate: 1029 Hickory Drive  
Western Springs, IL 60558

Subject to real estate taxes for the year 2014, and subsequent years; and to covenants, conditions, restrictions and easements of record.

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire



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into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 13<sup>th</sup> day of February, 2015

*Michael Tallarico*

Michael Tallarico

*Estela Alonso-Tallarico*

Estela Alonso-Tallarico



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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: THAT PART OF LOT 237 DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHWESTERLY CORNER OF LOT 237; THENCE NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, 81.06 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 70 DEGREES 47 MINUTES 35 SECONDS EAST, 35.00 FEET; THENCE NORTH 19 DEGREES 12 MINUTES 26 SECONDS WEST, 115.00 FEET; THENCE SOUTH 70 DEGREES 47 MINUTES 35 SECONDS WEST, 35.00 FEET; THENCE SOUTH 19 DEGREES 12 MINUTES 26 SECONDS EAST, 115.00 FEET TO THE POINT OF BEGINNING IN THE RAILS TRAILS SUBDIVISION UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18 TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO SAID PLAT RECORDED OCTOBER 27, 2005, AS DOCUMENT NUMBER 0530003135 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NUMBER 0604634053, APRIL 20, 2006 AS DOCUMENT NUMBER 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NUMBER 0624031066, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-18-406-003 Vol.No. 082

Property Address: 1029 Hickory Drive, Western Springs, Illinois 60558

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Tallarico and Estela Alonso-Tallarico, 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 official seal this 13<sup>th</sup> day of February, 2015.



*Thomas R. Krone*  
Notary Public

Prepared by:  
Thomas Krone  
Attorney at Law  
5333 Main Street  
Downers Grove, IL 60515

Mail to:  
Thomas R. Krone  
Attorney at Law  
5333 Main Street  
Downers Grove, IL 60515

Name and Address of Taxpayer:  
Michael Tallarico  
1029 Hickory Drive  
Western Springs, IL 60558

Exempt under provision of paragraph e, Section 4  
Real Estate Transfer Tax Act.

*Estela Alonso-Tallarico* 2/13/2015  
Buyer, Seller or Representative Date



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## STATEMENT BY GRANTOR AND GRANTEE

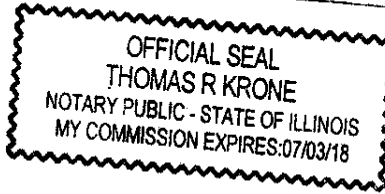
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 13, 2015

Signature: Michael Tallarico  
Grantor or Agent

Subscribed and sworn to before me by the said Michael Tallarico  
this 13 day of February, 2015.

[Signature]  
Notary Public



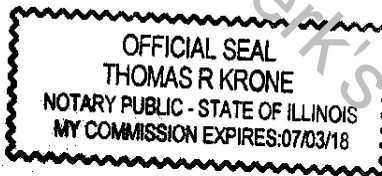
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: February 13, 2015

Signature: Estela Alonso Tallarico  
Grantee or Agent

Subscribed and sworn to before me by the said Estela Alonso Tallarico  
this 13 day of February, 2015.

[Signature]  
Notary Public



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 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 Tax Act.)