

# UNOFFICIAL COPY



Doc#: 1512615028 Fee: \$46.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/06/2015 11:25 AM Pg: 1 of 5

1504384IL/RT

## QUITCLAIM DEED

GRANTOR, DAVID YESKO and MARGARET R. YESKO, husband and wife (herein, "Grantor"), whose address is 4533 Franklin Ave., Western Springs, IL 60558, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to GRANTEE, DAVID YESKO AND MARGARET R. YESKO, TRUSTEES, or any successors in trust, under THE YESKO LIVING TRUST dated October 31, 2013 and any amendments thereto (herein, "Grantee"), whose address is 4533 Franklin Ave., Western Springs, IL 60558, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 4533 Franklin Ave. Western Springs, IL 60558

Permanent Index Number: 18-05-313-005-0000

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement hereinabove described.

In addition to all of the powers and authority granted to the trustees by the terms of said Agreement, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any

### When recorded return to:

DAVID YESKO, TRUSTEE  
MARGARET R. YESKO, TRUSTEE  
4533 FRANKLIN AVE.  
WESTERN SPRINGS, IL 60558

### Send subsequent tax bills to:

DAVID YESKO, TRUSTEE  
MARGARET R. YESKO, TRUSTEE  
4533 FRANKLIN AVE.  
WESTERN SPRINGS, IL 60558

### This instrument prepared by:

STEVEN A. WILLIAMS, ESQ.  
213 BRENTSHIRE DRIVE  
BRANDON, FL 33511

S Y  
P 5/06  
S N  
M N  
SC Y  
E Y  
INT Y/W

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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 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustees in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustees be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the trustees 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 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 said Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the trustees were 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 their predecessors in trust.

The interest of each and every beneficiary under said Agreement 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 under said Agreement 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

Dated this 7 day of April, 2015.

**MAIL TO: RAVENSWOOD  
TITLE COMPANY, LLC  
319 W. ONTARIO ST. #200  
CHICAGO, IL 60654**

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GRANTOR

David Yesko  
David Yesko

STATE OF IL  
COUNTY OF COOK

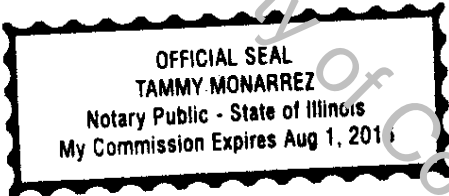
This instrument was acknowledged before me on APRIL 7, 2015, by David Yesko.

[Affix Notary Seal]

Notary Signature: Tammy Monarrez

Printed name: Tammy Monarrez

My commission expires: AUG. 1, 2016



GRANTOR

Margaret R. Yesko  
Margaret R. Yesko

STATE OF IL  
COUNTY OF COOK

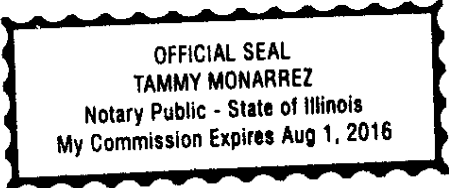
This instrument was acknowledged before me on APRIL 7, 2015, by Margaret R. Yesko.

[Affix Notary Seal]

Notary Signature: Tammy Monarrez

Printed name: Tammy Monarrez

My commission expires: AUG. 1, 2016



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/37-45(E) - ACTUAL CONSIDERATION LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

4-7-2015  
Date

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## EXHIBIT A

LOT 25 IN KNIGHT AND WILSONS RESUBDIVISION OF BLOCK 11 IN RIDGE ACRES SUBDIVISION OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 18-05-313-005-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

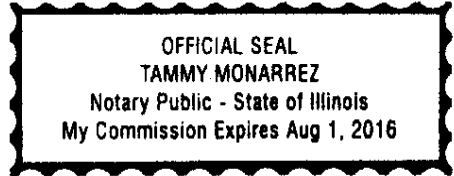
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: APRIL 7, 2015

Signature: Margaret Yesko David Yesko  
Grantor or Agent

Subscribed and sworn to before me by the said Margaret Yesko this 7 day of APRIL, 2015.

Notary Public Jammy Monarez



The grantee or his/her agent affirms that, to the best of his/her 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: APRIL 7, 2015

Signature: Margaret Yesko, TRUSTEE David Yesko, Trustee  
Grantee or Agent

Subscribed and sworn to before me by the said David Yesko this 7 day of APRIL, 2015.

Notary Public Jammy Monarez



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.)