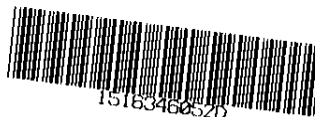


# UNOFFICIAL COPY

PREPARED BY:  
AND MAIL TO:

DAVID C. DINEFF  
7936 W. 87<sup>th</sup> Street  
Justice, IL 60458

MAIL TAX BILLS TO:  
Standard Bank & Trust Co.  
Trust No. 21924  
6659 Conway Ct.,  
Oak Forest, IL 60452



Doc#: 1516346052 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/12/2015 10:38 AM Pg: 1 of 3

## DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor, **ELENA I. BATURA**, a single person,

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto **STANDARD BANK AND TRUST COMPANY**, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 1st day of **APRIL, 2015**, and known as Trust Number **21924** the following described real estate in the County of Cook and State of Illinois, to wit:

### PARCEL 1:

**THE WEST 41.22 FEET OF LOT 5 IN THE PLAT OF SUBDIVISION OF THE OAK FOREST CLUB WEST, BEING A RESUBDIVISION OF PART OF LOTS 2 AND 3 IN GIBBON'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 25, 1996 AS DOCUMENT 96815842, IN COOK COUNTY, ILLINOIS.**

### PARCEL 2:

**NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS, GRANTS AND EASEMENTS DATED NOVEMBER 1, 1996 AND RECORDED NOVEMBER 13, 1996 AS DOCUMENT 96865973 AND AS CREATED BY DEED FROM R.T.G. LAND DEVELOPMENT CORPORATION, AN ILLINOIS CORPORATION, RECORDED APRIL 24, 1998 AS DOCUMENT 98332719 FOR INGRESS AND EGRESS.**

P.I.N. 28-07-200-128

PROPERTY ADDRESS: 6659 Conway Court, Oak Forest, IL 60452

**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 vacate any subdivision or 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 present or in future, 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.

# UNOFFICIAL COPY

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 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 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 set hand and seal this 1<sup>st</sup> day of April, 2015

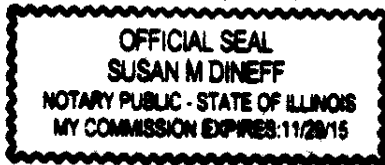
*Elena I. Batura*

(ELENA I. BATURA)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that ELENA I. BATURA, a single person,

personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 Notarial seal this 1<sup>st</sup> day of April, A.D. 2015



*Susan M. Dineff*  
\_\_\_\_\_  
NOTARY PUBLIC

'EXEMPT UNDER PROVISIONS OF REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45 SUB. PAR. E' and "COOK COUNTY ORD. 93-0-27 PAR. E.'

*David C. Dineff*  
\_\_\_\_\_  
Agent/Attorney/Representative

Dated: 4/1/15

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**  
THE LAW OFFICE OF DAVID C. DINEFF  
7936 W. 87<sup>th</sup> Street  
JUSTICE, IL 60458

**AFTER RECORDING RETURN TO:**  
THE LAW OFFICE OF DAVID C. DINEFF  
7936 W. 87<sup>th</sup> Street  
JUSTICE, IL 60458

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

## STATEMENT OF GRANTOR AND GRANTEE

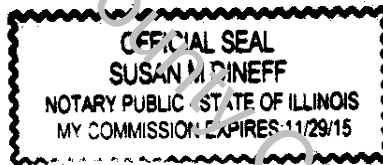
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 4/1, 2015

Signature: Elena I. Batura  
Grantor or Agent Elena I. Batura

Subscribed and sworn to before me this  
1st day of April, 2015

Susan M. Dineff  
Notary Public



The grantee 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: 4/1, 2015

Signature: David C. Dineff  
Grantee or Agent David C. Dineff

Subscribed and sworn to before me this  
1st day of April, 2015

Susan M. Dineff  
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 of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provision of Section 4 of the Illinois Real Estate Transfer Tax Act.)