

# UNOFFICIAL COPY



Doc#: 1520949194 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2015 03:45 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

**THE GRANTOR(S) THOMAS LEIBRANDT and MARIANN PRESVELOS**, husband and wife, of 3644 Cleveland Ave., Brookfield, IL 60513, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY** and **WARRANT** to MARIANN PRESVELOS, TRUSTEE OF THE MARIANN PRESVELOS TRUST DATED JULY 2, 2015, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, any and all interest in the following described real estate: (See Exhibit "A" for legal description.)

**PERMANENT INDEX NUMBER(S): 15-34-309-024-0000**

**Commonly known as:** 3644 Cleveland Ave., Brookfield, IL 60513

**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, streets, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases 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 they be required to see that the terms of the trust have been complied with, or to enquire 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 instrument 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.

All 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.

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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 2nd day of JUNE, 2015.

MariAnn Presvelos  
MARIANN PRESVELOS

Thomas Leibrandt  
THOMAS LEIBRANDT

STATE OF ILLINOIS, COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARIANN PRESVELOS and THOMAS LEIBRANDT, personally known to me to be the same person(s) whose name(s) 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 2nd day of July 2015.

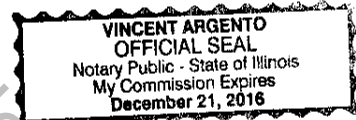
Vincent Argento  
(Notary Public)

### COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph (e) Section 31-45, Real Estate Transfer Act

Date: 7/2/15

Vincent Argento  
Signature



**Deed Prepared By and after Recording Mail To:**  
Vincent C. Argento, Attorney at Law  
2175 Point Boulevard, Suite 150  
Elgin IL 60123

**Grantee Address:**  
Mariann Presvelos, Trustee  
3644 Cleveland Ave.  
Brookfield, IL 60513

**Send subsequent tax bills to:**  
Mariann Presvelos, Trustee  
3644 Cleveland Ave.  
Brookfield, IL 60513

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## EXHIBIT A

THE NORTH ½ OF LOT 11 IN BLOCK 10 IN PORTIA MANOR BEING FREDERICK H. BARTLETT'S SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property of Cook County Clerk's Office

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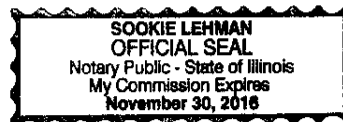
## STATEMENT BY GRANTOR AND GRANTEE

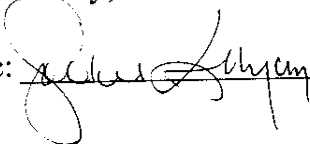
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated: July 20, 2015

Signature:   
PRITI NEMANI

Subscribed and sworn to before me  
By the said PRITI NEMANI  
This 20th, day of July, 2015



Notary Public: 

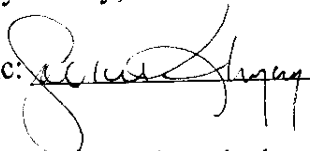
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: July 20, 2015

Signature:   
PRITI NEMANI

Subscribed and sworn to before me  
By the said PRITINEMANI  
This 20th, day of July, 2015



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)