

# UNOFFICIAL COPY



## DEED IN TRUST

**THE GRANTORS, WILLIAM F JUVANCIC and JEAN C JUVANCIC**, married to each other, of the County of **COOK**, and State of **ILLINOIS**, for and in consideration of **TEN AND NO CENTS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEY AND QUIT CLAIM** unto **WILLIAM F JUVANCIC and JEAN C JUVANCIC** as Trustee under the provisions of a trust agreement dated the 26TH day of AUGUST, 2015 and known as **The WILLIAM F JUVANCIC and JEAN C JUVANCIC TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees.) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of **COOK** and State of **ILLINOIS**, to wit:

Doc#: 1523908267 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A.Yarbrough  
Cook County Recorder of Deeds  
Date: 08/27/2015 11:42 AM Pg: 1 of 4

(For Recorder Use)

**LEGAL DESCRIPTION:** lot 28 in George F. Nixon and Company's central addition to Westchester being a subdivision of the north 12 acres of the west half of the southwest quarter of section 21, township 39 north, range 12, east of the third principal meridian, in Cook County, Illinois.

**SUBJECT TO THE FOLLOWING:** general real estate taxes; special assessments; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

**PERMANENT REAL ESTATE INDEX NUMBER(S):** 15-21-300-051-0000  
**ADDRESS(ES) OF REAL ESTATE:** 1630 Balmoral Ave, Westchester, Illinois 60154

**TO HAVE AND TO Hold** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said test agreement set forth. See reverse side hereof for authority and powers of **TRUSTEE** hereunder.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 26<sup>th</sup> day of August, 2015.

WILLIAM F JUVANCIC

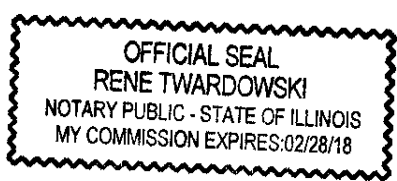
JEAN C JUVANCIC

State of Illinois, County of COOK ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM F JUVANCIC and JEAN C JUVANCIC 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 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 26 day of August 2015.

NOTARY PUBLIC



4A

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**DEED IN TRUST**

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**PIN NUMBER: 15-21-300-051-0000****ADDRESS: 1630 Balmoral Ave, Westchester, Illinois 60154**

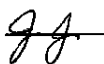
Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any 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, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations do 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 dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 created by this Indenture and by said trust agreement 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 this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was 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 successor 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising for the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Grantors Initials

  
8-26-15

  
8-26-15

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**DEED IN TRUST**

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**PIN NUMBER: 15-21-300-051-0000**

**ADDRESS: 1630 Balmoral Ave, Westchester, Illinois 60154**

If the title to any of the above lands 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 "upon condition " or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release 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 or execution or otherwise.

Grantors Initials FA WJ  
8-26-15 8-26-15

**MAIL TO:**

FRANK A SCAFURI, ESQ.,  
700 COMMERCE DR SUITE 500  
OAKBROOK, IL 60523

**SEND SUBSEQUENT TAX BILLS TO:**

MR and MRS WILLIAM F JUVANCIC  
1630 BALMORAL AVE  
WESTCHESTER ILLINOIS

This instrument was prepared by: FRANK A SCAFURI, ESQ. 700 Commerce Dr, Suite 500  
Oak Brook, IL 60523

**EXEMPT under Real Estate Transfer Tax Act Sec 4 Par 1004(e) & Cook County Ord. 95104  
Par e.)**

Dated: August 26, 2015

Signed for Grantors: William J Juvancic

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois  
AL 8-27-15

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 8-26-15, 20 15

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 26 day of August, 20 15.

Notary Public [Signature]



The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 and hold title to real estate under the laws of the State of Illinois.

Dated 8-26, 20 15

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 26 day of August, 20 15.

Notary Public [Signature]



**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 Tax Act.)