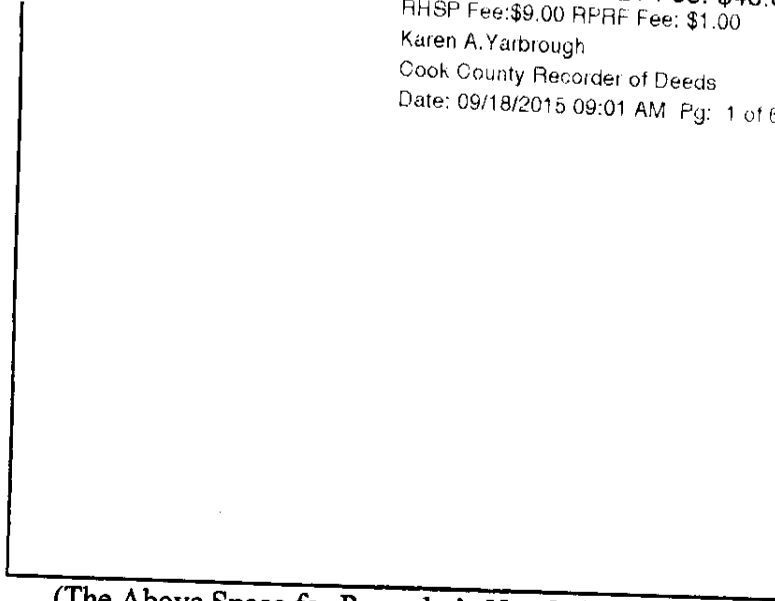




Doc#: 1526156021 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/18/2015 09:01 AM Pg: 1 of 6

**WARRANTY DEED
ILLINOIS STATUTORY**



(The Above Space for Recorder's Use Only)

Mail TO
PROPERTY TITLE, LLC
180 N. LaSalle Street
Ste. 2440
Chicago, IL 60601
PTV5-63349

THE GRANTORS Brian John Dettmann and Kelly Ann Dettmann, Husband and Wife, of 707 South President Street, Apt. 834, Baltimore, MD 21202 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, * CONVEY AND WARRANT to ~~William Germino and Darlene Germino, Husband and Wife~~, of 13151 S. Longwood Court, Palos Park, IL 60464, as ~~Tenants by the entirety~~, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

* Darlene Germino, not personally but as trustee of the Darlene Germino 2012 Revocable Trust dated August 10, 2012
SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"
Permanent Index Number(s): 14-32-204-048-0000

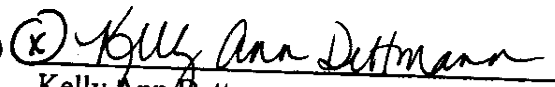
Property Address: 854 W. Chalmers Place, Chicago, IL 60614

SUBJECT TO: Covenants; conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and by laws, if any, and general real estate taxes not yet due and payable at the time of Closing.

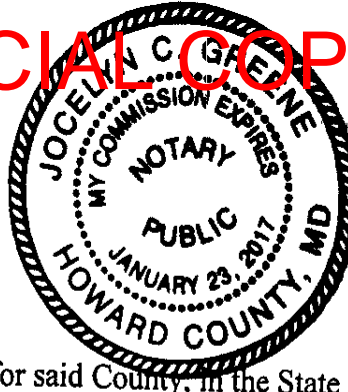
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 26 day of August, 2015.


Brian John Dettmann (Seal)


Kelly Ann Dettmann (Seal)

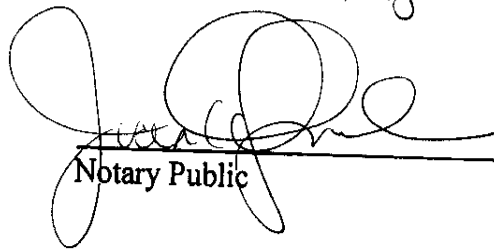
UNOFFICIAL COPY



STATE OF Maryland)
) SS,
COUNTY OF Baltimore)
 city

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Brian John Dettmann and Kelly Ann Dettmann 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 in the 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 notarial seal, this 26th day of August, 2015



Notary Public

THIS INSTRUMENT PREPARED BY
Law Office of Judy L. DeAngelis
767 Walton Lane
Grayslake, IL 60030

~~MAIL TO:~~

Law Offices of Gary G. Belkin
300 S. Wacker Dr., Suite 1700
Chicago, IL 60606

SEND SUBSEQUENT TAX BILLS TO:

William Germino
854 W. Chalmers Place
Chicago, IL 60614

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 into the powers and authority of the Trustee, and the execution of every contract, option, deed, 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.

UNOFFICIAL COPY

SCHEDULE A

PARCEL 1:

LOT 3 IN BLOCK 5 IN SEMINARY TOWNHOUSE ASSOCIATION SUBDIVISION, BEING A RESUBDIVISION OF PARTS OF LOTS 1 TO 5 AND PART OF LOT 7 IN COUNTY CLERK'S DIVISION OF THE NORTH 1/2 OF BLOCK 3 OF SHEFFIELD'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 23234123, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR SEMINARY TOWNHOUSES RECORDED SEPTEMBER 25, 1975 AS DOCUMENT 23234124 AND AS CREATED BY DEED FROM MCCORMICK THEOLOGICAL SEMINARY TO ROBERT F. CARLETON AND DIANE CARLETON, FOR THE PURPOSES OF PASSAGE, PARKING, UTILITY, INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

07-Sep-2015



COUNTY:
ILLINOIS:
TOTAL:

777.50
1,555.00
2,332.50

Property of Cook County
Clerk's Office

14-32-204-048-0000

20150801622549

0-022-411-136

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

07-Sep-2015



CHICAGO:

11,662.50

CTA:

4,665.00

TOTAL:

16,327.50

14-32-204-048-0000 | 20150801622549 |

2-119-563-1369

Property of Cook County Clerk's Office