

UNOFFICIAL COPY

Instrument prepared by:

John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street – Suite 100
Lemont, Illinois 60439

Return recorded document to:

John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street – Suite 100
Lemont, Illinois 60439

Mail tax bills to:

The Anna Pravdik Declaration of Trust
7135 South 86th Avenue
Justice, Illinois 60458



Doc#: 1535246074 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/18/2015 02:22 PM Pg: 1 of 4

WARRANTY DEED IN TRUST (ILLINOIS)

THE GRANTOR, ANNA PRAVDIK, a widow, of the City of Justice, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto ANNA PRAVDIK, AS TRUSTEE OF THE ANNA PRAVDIK SELF-DECLARATION OF TRUST DATED NOVEMBER 4, 2015, of 7135 South 86th Avenue, Justice, Illinois 60458, (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:

See legal description attached hereto

Address: 7135 S. 86th Avenue, Justice, IL 60458

PIN# 18-26-101-023-0000

EXEMPT UNDER PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX --ACT

Dated: Nov 4, 2015

By: [Signature]

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement.

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, street, 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

4A

UNOFFICIAL COPY

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 and 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 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.

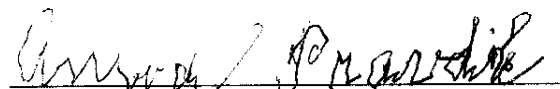
In case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged or inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged 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) and at the time of the delivery thereof the trust created by this Indenture and 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 there under; (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 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 obligation 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 from 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, 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 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 word "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 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 on execution or otherwise.

In Witness Whereof, the Grantor aforesaid has hereunder set her hand and seal this 4th day of November, 2015.

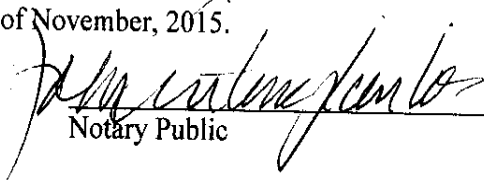

ANNA PRAVDIK

UNOFFICIAL COPY

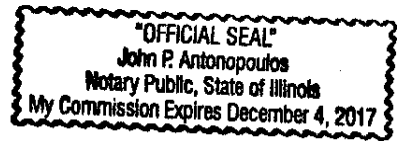
STATE OF ILLINOIS }
 } ss:
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANNA PRAVDIK, a widow, 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 official seal, this 4th day of November, 2015.



Notary Public



LEGAL DESCRIPTION

Lot 7 in Larson and Mack's Resubdivision, being a resubdivision of that part of Lot 7 in Coburn's Subdivision of the East 1/2 of the Northwest 1/4 and the East 1/2 of the Southwest 1/4 and the West 1/2 of the Southeast 1/4 of Section 26, township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at a stone in the northwest corner of said Lot 7; thence East along the North boundary line of said Lot 7, 240.25 feet; thence in the Southerly direction along a line dividing said Lot 7 into two parts, 1345 feet to a stake; thence West 237 feet of the West boundary line of said Lot 7; thence North along the West boundary line of said Lot 7, 1345 Feet to the point of beginning, (except from said premises the South 445 feet thereof), according to the Plat thereof recorded September 26, 1990 as Document Number 90468844, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

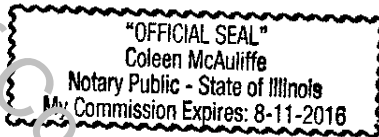
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire to hold title to real estate 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: November 4, 2015

Signature: John P. Antropoulos
Grantor or Agent

Subscribed and sworn to before me this 4th day of November, 2015.

Coleen McAuliffe
Notary Public



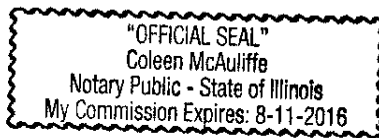
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire to hold title to real estate in Illinois, a 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: November 4, 2015

Signature: John P. Antropoulos
Grantee or Agent

Subscribed and sworn to before me this 4th day of November, 2015.

Coleen McAuliffe
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 a Class A misdemeanor for subsequent offenses.

(Attach to a Deed or Assignment of Beneficial Interest to be recorded in Cook County, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)