

# UNOFFICIAL COPY

*Instrument prepared by:*

Lee T. Virtel  
Antonopoulos & Virtel, PC  
15419 127<sup>th</sup> Street – Suite 100  
Lemont, Illinois 60439

*Return recorded document to:*

Lee T. Virtel  
Antonopoulos & Virtel, PC  
15419 127<sup>th</sup> Street – Suite 100  
Lemont, Illinois 60439

*Mail tax bills to:*

Fritzi L. Cerinich  
432 Ashbury Court  
Lemont, IL 60439



Doc#: 1616946065 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/17/2016 02:47 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST (ILLINOIS)

THE GRANTOR, FRITZI L. CERINICH a Widow, Grantor, 432 Ashbury Court, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims as follows: BRIDGET N. LA PORTE, TRUSTEE OF THE FRITZI L. CERINICH TRUST DATED APRIL 15, 2016, (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, to be held as , the following described real estate in the County of Cook and State of Illinois, to wit:

Address: 432 Ashbury Court, Lemont IL 60439

PIN# 22-23-108-010-0000

### See Attached for Legal Description

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

Dated:

April 15, 2016.

By:

Lee T. Virtel - agent

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, 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 presenti 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 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

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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 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 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. 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 seal this 15<sup>th</sup> day of April 2016.

By: *Fritzi L. Cerinich*  
Fritzi L. Cerinich

STATE OF ILLINOIS COUNTY OF COOK} I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that FRITZI L. CERINICH, 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 15<sup>th</sup> day of April.



*Lee T. Virtel*  
Notary Public

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## LEGAL DESCRIPTION

**PARCEL 1:  
UNIT 20-432**

THAT PART OF LOT 20 IN ASHBURY WOODS, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN PART OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 94.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 20, A DISTANCE OF 39.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 00 DEGREES 00 MINUTES 37 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 83.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 89 DEGREES 59 MINUTES 23 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 20, A DISTANCE OF 39.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 37 SECONDS WEST, A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2003 AS DOCUMENT 00300135125 AND AS CREATED BY DEED FROM ASHBURY WOODS DEVELOPMENT, LLC.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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 | 15 | 2016

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

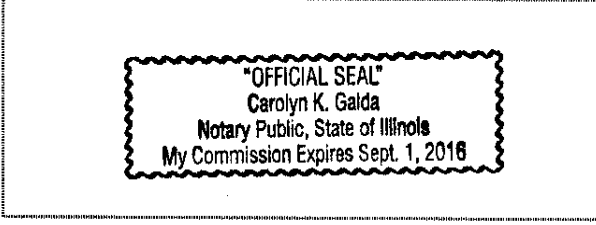
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Lee T. VIRTTEL, agent

On this date of: 4 | 15 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 | 15 | 2016

SIGNATURE: [Signature]  
GRANTEE or AGENT

**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

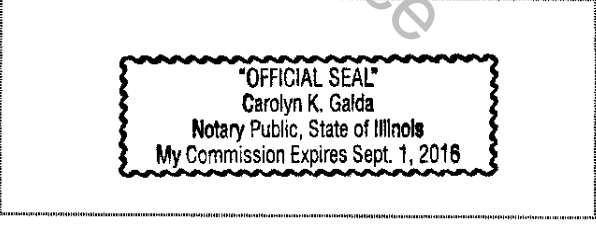
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Bridget N. LaPORTE

On this date of: 4 | 15 | 2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)