

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**QUIT CLAIM DEED IN TRUST  
ILLINOIS STATUTORY**



16238461300

Doc#: 1623846130 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/25/2016 03:21 PM Pg: 1 of 4

THIS INDENTURE WITNESSTH, That the GRANTOR(S), **Peter L. Viramontes and Elaine S. Michaels**, husband and wife, of 6600 Natasha Court, of the City of Countryside, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **Peter L. Viramontes and Elaine S. Michaels, as trustee of the Peter L. Viramontes and Elaine S. Michaels Joint Trust Dated, July 7, 2016**, of 6600 Natasha Court, of the City of Countryside, County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE WESTERLY 38.49 FEET OF LOT 1 (AS MEASURED PERPENDICULAR TO THE MOST WESTERLY LINE THEREOF) IN COUNTRY ESTATES SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER IN SECTION 20, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED MAY 8, 2000 AS DOCUMENT 00325616 AND CORRECTED BY AMENDMENT RECORDED MAY 19, 2000 AS DOCUMENT 00364233 AND AS CREATED BY DEED FROM STATE BANK OF COUNTRYSIDE AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 21, 1998 AND KNOWN AS TRUST NUMBER 98-1945 FOR THE PURPOSE OF INGRESS AND EGRESS.

**SUBJECT TO:** covenants, conditions and restrictions of record, general taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2016.

PERMANENT REAL ESTATE INDEX NUMBER(S): 18-20-202-040-0000  
Address(es) of Real Estate: 6600 Natasha Court, Countryside, IL 60525

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 set forth.



\$50  
Real Estate  
Transfer Tax  
2659

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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 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 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 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 obliged to see that the terms of this trust have been complied with, or be obliged to 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) 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 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid have hereunto set their hand(s) and seal(s) on this 7th day of July, 2016

  
Peter L. Viramontes

  
Elaine S. Michaels

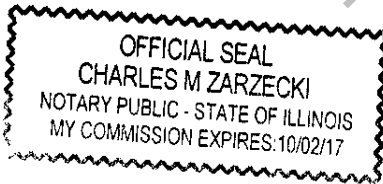
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Peter L. Viramontes and Elaine S. Michaels**, 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 7th day of July, 2016.

*Charles M. Zarzecki*  
(Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW.

DATE: 7/7/16

*Charles M. Zarzecki*  
Signature of Buyer, Seller or Representative

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**Prepared By:** Charles M. Zarzecki, P.C.  
7480 W. College Drive, Suite 101  
Palos Heights, IL 60463

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**Mail To:**  
Charles M. Zarzecki, P.C.  
7480 W. College Drive, Suite 101  
Palos Heights, IL 60463

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**Name & Address of Taxpayer:**  
Peter L. Viramontes and Elaine S. Michael Joint Trust  
6600 Natasha Court  
Countryside, IL 60525

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## STATEMENT BY GRANTOR AND GRANTEE

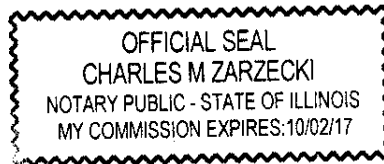
The grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real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

DATED July 7, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO before me  
this 7<sup>th</sup> day of July, 2016.

[Handwritten Signature]  
Notary Public



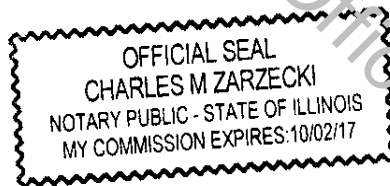
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

DATED July 7, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO before me  
this 7<sup>th</sup> day of July, 2016.

[Handwritten Signature]  
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.