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TRUSTEE'S DEED



Doc# 1720519047 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/24/2017 03:06 PM PG: 1 OF 4

THE GRANTORS, **STEVEN MICHAEL VLAMIS and MICHAEL STEVEN VLAMIS**, as successor co-trustees under the Michael Samuel Vlamis Revocable Trust Agreement dated June 15, 1998, as amended, of 401 Feldner Court, Palos Heights, IL 60463, for and in consideration of \$10.00, CONVEY and WARRANT to:

STEVEN MICHAEL VLAMIS, an unmarried man, of 401 Feldner Court, Palos Heights, IL 60463
(NAMES AND ADDRESS OF GRANTEEES)

the Grantors' undivided one-half (1/2) interest in and to the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT #1.)

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

Permanent Real Estate Index Number: 24-31-201-072-0000.

Address of Real Estate: 401 Feldner Court, Palos Heights, IL 60463.

DATED this 22nd day of July, 2017.

Steven Michael Vlamis (SEAL)

Michael Steven Vlamis (SEAL)

STEVEN MICHAEL VLAMIS not individually but as successor trustee under the Michael Samuel Vlamis Revocable Trust Agreement dated June 15, 1998, as amended.

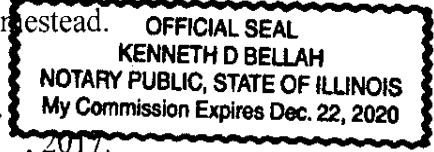
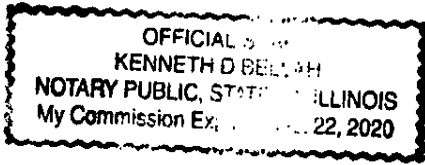
MICHAEL STEVEN VLAMIS, not individually, but as successor trustee under the Michael Samuel Vlamis Revocable Trust Agreement dated June 15, 1998, as amended.

Rock

State of Illinois, County of COOK ss. I, the undersigned, a

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Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **STEVEN MICHAEL VLAMIS**, as successor trustee under the Michael Samuel Vlamis Revocable Trust Agreement dated June 15, 1998, as amended, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.

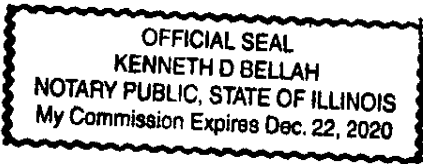


Given under my hand and official seal, this 22nd day of July, 2017.

Commission expires Dec. 22, 2020
Kenneth D. Bellah
NOTARY PUBLIC

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 **MICHAEL STEVEN VLAMIS**, as successor trustee under the Michael Samuel Vlamis Revocable Trust Agreement dated June 15, 1998, as amended, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead.



Given under my hand and official seal, this 23rd day of July, 2017.

Commission expires Dec. 22, 2020
Kenneth D. Bellah
NOTARY PUBLIC

This conveyance is exempt from transfer taxes, pursuant to section (e) of the Real Estate Transfer Tax Act (35 ILCS 200/31-45(e)).

Kenneth D. Bellah
Attorney for Grantor

July 23, 2017
Date

EXHIBIT #1
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LEGAL DESCRIPTION

PARCEL 1

THAT PART OF LOT 4 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DUE WEST, ALONG THE SOUTH LINE OF SAID LOT 4 27.38 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 35 SECONDS WEST 29.30 FEET; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST 72.36 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE SOUTHERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE NORTH 0 DEGREES 31 MINUTES 41 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 38.85 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 50 MINUTES 25 SECONDS WEST, ALONG SAID CENTER LINE AND THE WESTERLY EXTENSION THEREOF, 72.69 FEET; THENCE SOUTH 0 DEGREES 09 MINUTES 35 SECONDS EAST 38.85 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 25 SECONDS EAST 72.94 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578970 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073, FOR FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 22 | 2017

SIGNATURE: *Steven M. Vlavis*
GRANTOR or AGENT

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

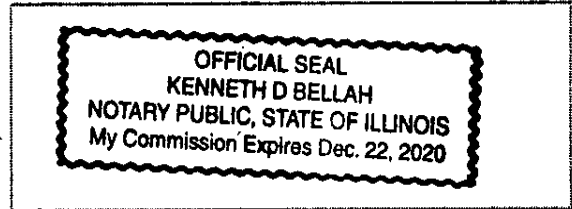
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Steven Michael Vlavis

On this date of: 7 | 22 | 2017

NOTARY SIGNATURE: *Kenneth D. Bellah*

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 and hold title to real estate under the laws of the State of Illinois.

DATED: 7 | 22 | 2017

SIGNATURE: *Steven M. Vlavis*
GRANTEE or AGENT

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

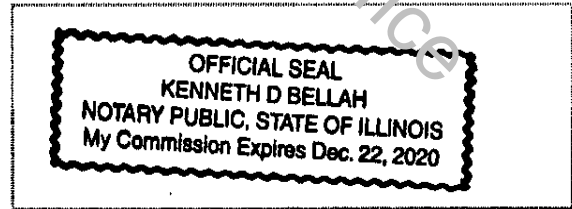
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): Steven M. Vlavis

On this date of: 7 | 22 | 2017

NOTARY SIGNATURE: *Kenneth D. Bellah*

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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)