



**Deed (Entirety)  
TENANCY BY THE  
ENTIRETY**

**(with TRANSFER ON DEATH)**

Doc# 1730057064 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2017 11:58 AM PG: 1 OF 3

The grantors, **Robert J. Velcich** and **Catherine Marich Velcich** (also known as **Catherine M. Velcich**), husband and wife, of 17451 S. 68th Court, Tinley Park, IL 60477-3856, for and in consideration of the sum of ten dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, convey and warrant to the grantees in care of 17451 S. 68th Court, Tinley Park, IL 60477-3856:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

**Robert J. Velcich and Catherine Marich Velcich**, husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY,

the following described real estate in Cook County, Illinois:

Lot 9 in Hickory Square, being a Subdivision in the Southwest 1/4 of Section 30, Township 36 North Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): **28-30-314-027-0000**

Property address: **17451 S. 68th Court, Tinley Park, IL 60477-3856**

Exempt under 35 ILCS 200/31-45(e)  
October 26, 2017

*John E. Carter*  
Representative

Revocable transfer on death designation of successor owner at death of primary owners: **Robert J. Velcich and Catherine Marich Velcich**, the owners of this property, being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of them this property shall pass to the **Robert and Catherine Velcich Trust dated October 26, 2017**, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust. This includes, but is not limited to:

1. Transactions: As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration and may include a portion of the real estate such as mineral rights and easements.
2. Construct and demolish: The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
3. Partition: The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
4. Abandonment: The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.

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5. Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
7. Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

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 Illinois law in such case made and provided.

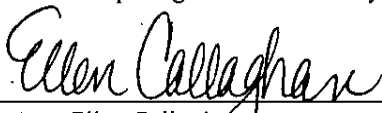
Waiver of homestead by grantor only: As a grantor only, each grantor hereby waives and releases any and all right and benefit under and by virtue of Illinois law providing for the exemption of homestead from sale or execution or otherwise.


Dated this October 26, 2017 and signed by the parties as grantors and owners:

  
 \_\_\_\_\_  
 Robert J. Velcich

  
 \_\_\_\_\_  
 Catherine Marich Velcich

Statement of witnesses: We hereby certify that **Robert J. Velcich** and **Catherine Marich Velcich** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe them to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

  
 \_\_\_\_\_  
 Ellen Callaghan

  
 \_\_\_\_\_  
 Ann Elk-Weist

This instrument was prepared by John E. Ahern, Attorney, 10829 S. Western Ave., Chicago, IL 60643

*Return this deed to:*

Name: John E. Ahern, Attorney

Address: 10829 S. Western Ave.

City, State, Zip: Chicago, IL 60643

*Send subsequent tax bills to:*

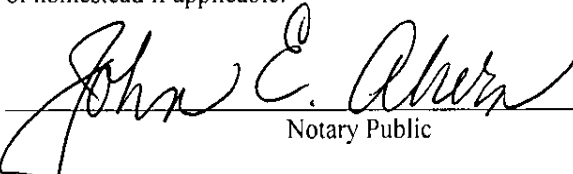
Name: Robert &/or Catherine Velcich

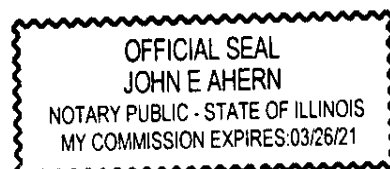
Address: 17451 S. 68th Court

City, State, Zip: Tinley Park, IL 60477-3856

**Notary - State of Illinois, County of Cook**

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that **Robert J. Velcich** and **Catherine Marich Velcich** personally known to me appeared before me this October 26, 2017 in person and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes therein set forth including the release and waiver of the right of homestead if applicable.

  
 \_\_\_\_\_  
 Notary Public



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## STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or grantor's 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: October 26, 2017

Signature: \_\_\_\_\_

*John E. Aher*  
Grantor or Grantor's Agent

Subscribed and sworn to before me this day.

Notary Public: \_\_\_\_\_

*Ellen M. Callaghan*



The grantee(s) or grantee's 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: October 26, 2017

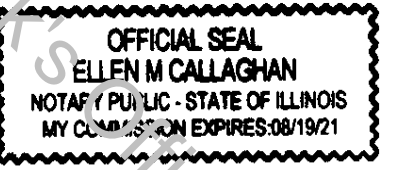
Signature: \_\_\_\_\_

*John E. Aher*  
Grantee or Grantee's Agent

Subscribed and sworn to before me this day.

Notary Public: \_\_\_\_\_

*Ellen M. Callaghan*



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 deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)