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DEED IN TRUST

Doc# 1730029007 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/27/2017 10:04 AM PG: 1 OF 4

THE GRANTOR, **STEVEN MICHAEL VLAMIS**, an unmarried man, of

401 Feldner Court, Palos Heights,

Illinois, 60463 County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to:

The Steven M. Vlamis Revocable Living Trust

under the provisions of TRUST AGREEMENT dated October 6, 2017, the following described real estate in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PROPERTY ADDRESS: 401 Feldner Court, Palos Heights, IL 60463

PERMANENT INDEX NO: 24-31-201-072-0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustees to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

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In no case shall any party dealing with the trustees 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 the trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustees, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustees in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustees were 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

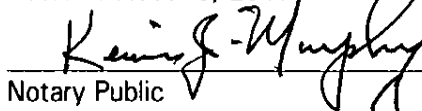
The Grantor has signed this Deed on the 6th day of October, 2017

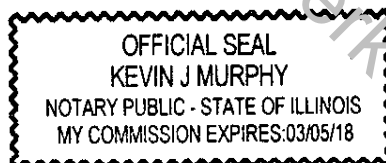

STEVEN MICHAEL VLAMIS

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify that Steven Michael Vlamis is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Dated: October 6, 2017,


Notary Public



AFTER RECORDING, PLEASE MAIL TO:

KEVIN J. MURPHY, ATTORNEY
7000 w. 127TH Street
Palos Heights, IL 60463

THIS INSTRUMENT WAS PREPARED BY:

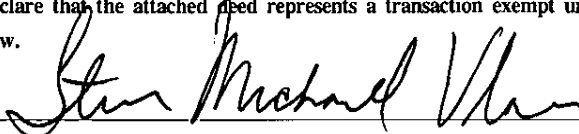
KEVIN J. MURPHY, ATTORNEY
7000 W. 127th Street
Palos Heights, IL 60463

MAIL REAL ESTATE TAX BILL TO:

Steven M. Vlamis
401 Feldner Court
Palos Heights, IL 60463

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Law.

Signed:



Dated: October 6, 2017

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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, 27.36 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 DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578075 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated:

Signature: Stev Michael Vlomis
Grantor

Signature: ~~Kevin J. Murphy~~
Grantor

Subscribed and sworn to before me by the said STEVEN MICHAEL VLAMIS this 6th day of October, 2017.

Kevin J. Murphy
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 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.

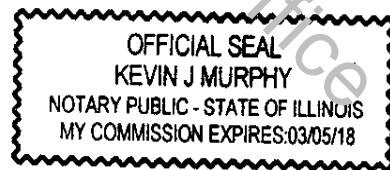
Dated:

Signature: Stev Michael Vlomis
Grantee

Signature: _____
Grantee

Subscribed and sworn to before me by the said STEVEN MICHAEL VLAMIS this 6th day of October, 2017.

Kevin J. Murphy
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.

(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 Tax Act.)