

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc# 1804013040 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/09/2018 03:02 PM PG: 1 OF 5

### After Recording Mail To:

Edward J. Witas & Associates, P.C.  
Attorneys at Law  
1375 E. Woodfield Road, Suite 510  
Schaumburg, Illinois 60173

### Name and Address of Taxpayer:

The Annette K. Pavel Revocable Living Trust  
18610 Pine Lake Drive, Unit 1C  
Tinley Park, Illinois 60477

THIS INDENTURE WITNESSETH, that the Grantor, ANNETTE K. PAVEL, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ANNETTE K. PAVEL, her successor or successors, as Trustee under the provisions of a Trust Agreement dated January 10, 2018, and known as THE ANNETTE K. PAVEL REVOCABLE LIVING TRUST, the following described real estate in the County of Cook and State of Illinois, to wit:

**UNIT 18610-1C IN THE PINE LAKE CONDOMINIUM, AS DELINIATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**LOT 2 IN PINE LAKE SUBDIVISION, PHASE II, BEING A SUBDIVISION IN PART OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, IN RICH TOWNSHIP, COOK COUNTY, ILLINOIS;**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM MADE BY THE TINLEY DEVELOPMENT GROUP, LTD., AND RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0020982392 ON SEPTEMBER 6, 2002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

S 7  
P 5-66  
S M  
M 5  
SC 5  
E M  
INT 8/16  
D 1-31-18

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**GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE AND THEIR SUCCESSORS AND ASSIGNS GARAGE UNIT 18610-G10 AS A LIMITED COMMON ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.**

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 196 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 the 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

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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 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.

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 from sale on execution or otherwise.

Permanent Index Number(s): **31-06-207-058-1063**

Property Address: 18616 Pine Lake Drive, Unit 1C, Tinley Park, Illinois 60477

IN WITNESS WHEREOF, the grantor(s) aforesaid has/have hereunto set their hand(s) and seal this 10 day of January, 2018.

Annette K. Pavel  
ANNETTE K. PAVEL, Grantor

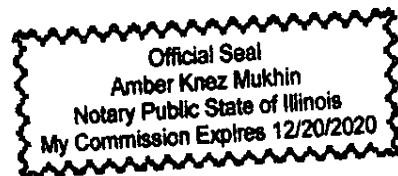
**STATE OF ILLINOIS)**

**County of Will ) SS**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANNETTE K. PAVEL, 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 instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 10 day of January, 2018.

Amber Knez Mukhin  
NOTARY PUBLIC  
Printed Name: Amber Knez Mukhin  
My commission expires on: 12-30-2020



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This transfer is tax exempt under the provisions of 35 ILCS 200/31-45, Paragraph E.

Annette K. Pavel 1/10/2018  
Signature of Buyer, Seller, or Representative

Prepared By:  
Edward J. Witas III  
Edward J. Witas & Associates, P.C.  
Attorneys at Law  
1375 E. Woodfield Road, Suite 510  
Schaumburg, Illinois 60173  
(847) 230-9037

Property of Cook County Clerk's Office

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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 Jan 10, 2018

Signature: Annette K Pavel  
Grantor or Agent

Subscribed and sworn to before me  
By the said Annette K Pavel  
This 10, day of January, 2018  
Notary Public Amber Knez Mukhin

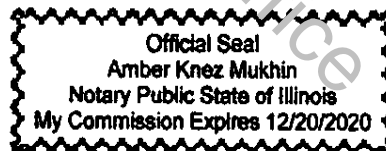


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Jan 10, 2018

Signature: Annette K Pavel  
Grantee or Agent

Subscribed and sworn to before me  
By the said Annette K Pavel  
This 10, day of January, 2018  
Notary Public Amber Knez Mukhin



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)