

# UNOFFICIAL COPY

## Trustee's Deed

THIS INDENTURE Made this 16th day of April, 2018, between

**Angela Ramas f/k/a Angela Dikinis**

of the City of Park Ridge, County of Cook, State of Illinois as **Successor-Trustee** under the provisions of a deed or deeds in trust, duly recorded and delivered to said Trustee in pursuance of a trust agreement dated the 9th day of June, 2004, and known as ANNA RAMAS LIVING TRUST, party of the first part and

**Mary R. Ladas and James G. Ladas, as co-trustees of The James G. Ladas and Mary R. Ladas Living Trust dated August 3<sup>rd</sup>, 2004**

of the Village of Lemont, Illinois, party of the second part.

WITNESSETH, that the said party of the first part, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, does hereby grants, sells, quit claims and conveys unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to-wit:

SEE REVERSE SIDE FOR  
LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 22-32-201-017-0000  
Address(es) of Real Estate: 320 Ashbury Place, Lemont, IL 60439

TO HAVE AND TO HOLD the same unto said party of the second part to the proper use, benefit and behoof of said party of the second part forever.

This deed is executed pursuant to and in exercise of the power and authority granted to and vested in said Successor-Trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreements above mentioned.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents, the day and year first above written.

Angela Ramas (SEAL)  
Angela Ramas, as Successor-Trustee

Acceptance by Trustees:

Mary R. Ladas  
Mary R. Ladas

James G. Ladas  
James G. Ladas

This instrument was prepared by:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, IL 60629

After recording mail to:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 W. 63<sup>rd</sup> Street  
Chicago, IL 60629

Mail tax bills to:  
Mary R. Ladas and James G. Ladas  
320 Ashbury Place  
Lemont, IL 60439



Doc# 1811608051 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

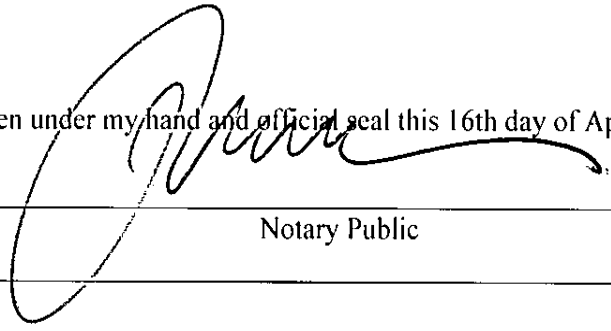
DATE: 04/26/2018 10:00 AM PG: 1 OF 3

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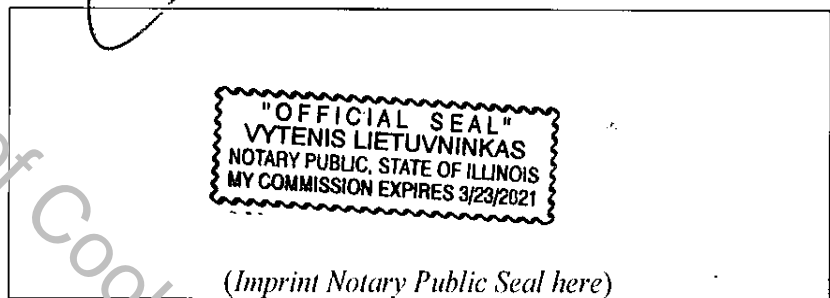
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK   )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Angela Ramas** 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 16th day of April, 2018.



Notary Public



Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

PARCEL 1: THAT PART OF LOT 28 IN ASHBURY WOODS UNIT 2 A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE WEST 1/2 OF UNIT 28-320 THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 28; THENCE NORTH 00°01'05" WEST ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 94.00 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 00°01'05" WEST ALONG THE WEST LINE OF SAID LOT 28, A DISTANCE OF 42.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE NORTH 89°58'55" EAST ALONG THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 28; THENCE SOUTH 00°01'05" EAST ALONG THE EAST LINE OF SAID LOT 28, A DISTANCE OF 42.00 FEET; THENCE SOUTH 89°58'55" WEST, A DISTANCE OF 83.00 FEET TO THE POINT BEGINNING; ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE PERPETUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER COMMON AREAS AND OUTLOTS A AND B AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED JANUARY 8, 2013 AS DOCUMENT 0030035125 AND AMENDED FROM TIME TO TIME AND AS CREATED BY DEED FROM ASHBURY WOOD DEVELOPMENT, LLC.

Exempt under Real Estate Transfer Act Sec 31-45.  
Par. (e) & Cook County Ord. 74-106(5).

Date: 4/16/18 Agent: [Signature]

# UNOFFICIAL COPY

## 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 April 16, 20 18

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 16th day of April, 20 18  
Notary Public Evelina Maciulis



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 April 16th, 20 18

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
this 16th day of April, 20 18  
Notary Public Evelina Maciulis



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.)