

# UNOFFICIAL COPY

Doc#: 1829055107 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/17/2018 10:57 AM Pg: 1 of 4

Dec ID 20181001608454  
ST/CO Stamp 1-421-915-296 ST Tax \$223.00 CO Tax \$111.50

## WARRANTY DEED IN TRUST

### MAIL TO:

Jwan L. Arnold Esq.  
Sosin Arnold & Sorenbeck  
9501 W. 144<sup>th</sup> Place  
Orland Park, IL 60462

### NAME & ADDRESS OF TAXPAYERS:

Thomas L. Fagan, Trustee of  
Thomas Luke Fagan Trust dated October 27, 2007  
16412 Francis Court  
Orland Park, IL 60467

RECORDER'S STAMP

FIDELITY NATIONAL  
TITLE INSURANCE  
0018026454

**THE GRANTOR: MARCO M. PELLILLO AND ASHLEY M. EATON (AKA ASHLEY M. PELLILLO)**, Husband and Wife, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Thomas X. Fagan Trustee of the Thomas Luke Fagan Trust dated October 22, 2007, hereinafter referred to as "said trustee," and regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:


\*Luke

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

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

Permanent Index Number: 27-20-302-083-0000  
Property Address: 16412 Francis Court, Orland Park, IL 60467

REAL ESTATE TRANSFER TAX		16-Oct-2018
	COUNTY:	111.50
	ILLINOIS:	223.00
	TOTAL:	334.50

27-20-302-083-0000 | 20181001608454 | 1-421-915-296

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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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 all of the title, estate, powers and authority 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 in 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 198 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 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 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 or 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 successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, and 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 in interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the registrar of titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantor(s) hereby expressly waive(s) and release(s) any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

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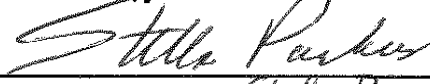
DATED this 12<sup>th</sup> day of October, 2018.

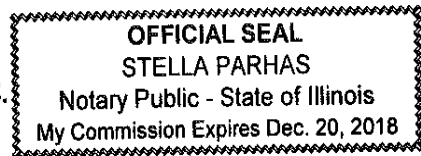
  
MARCO M. PELLILLO

STATE OF ILLINOIS        )  
                                          )  
                                          )        SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that MARCO M. PELLILLO 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 severally acknowledged that he signed 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 the right of homestead.

Given under my hand and official seal this 12<sup>th</sup> day of October, 2018.

  
Notary Public *Stella Parhas*



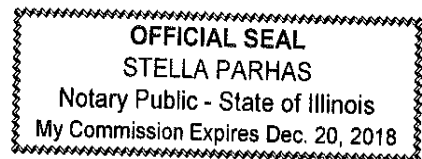
  
ASHLEY M. EATON (AKA ASHLEY M. PELLILLO)

STATE OF ILLINOIS        )  
                                          )  
                                          )        SS.  
COUNTY OF WILL        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that ASHLEY M. EATON (AKA ASHLEY M. PELLILLO) 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 severally acknowledged that she signed 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 12<sup>th</sup> day of October, 2018.

  
Notary Public *Stella Parhas*



NAME AND ADDRESS OF PREPARER:  
Vincent M. Cannon  
The Law Offices of Vincent M. Cannon, Ltd.  
P.O. Box 1188, Plainfield, Illinois 60544

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## EXHIBIT A

### PARCEL ONE:

THAT PART OF LOT 2, IN ALPINE HEIGHTS TOWNHOMES P.U.D. NORTH, BEING A SUBDIVISION OF LOTS 1 THROUGH 48, IN BLOCK 9, AND ALL THAT PART OF THE VACATED STREETS AND ALLEYS LYING ADJACENT TO AND ADJOINING SAID LOTS, ALL IN ALPINE HEIGHTS, BEING A SUBDIVISION IN SECTION 20, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 8; THENCE SOUTH 00 DEGREES, 00 MINUTES, 02 SECONDS WEST, A DISTANCE OF 23.08 FEET; THENCE NORTH 59 DEGREES, 59 MINUTES, 58 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT OF BEGINNING; THENCE SOUTH 00 DEGREES, 00 MINUTES, 02 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 58 SECONDS WEST, A DISTANCE OF 75.00 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 02 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 89 DEGREES, 59 MINUTES, 58 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

### PARCEL TWO:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ALPINE HEIGHTS TOWNHOMES HOMEOWNERS ASSOCIATION RECORDED OCTOBER 7, 1994 AS DOCUMENT 94870643 AS AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.