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1836216059D

Doc# 1836216059 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2018 03:26 PM PG: 1 OF 5

Quit Claim Deed In Trust

Illinois

THE GRANTORS Joseph Sabatino and Melissa D. Sabatino, husband and wife, of the Village of Inverness, County of Cook and State of Illinois, for and in consideration of the sum of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT unto Joseph John Sabatino and Melissa Dorman Sabatino as Co-Trustees of The Joseph and Melissa Sabatino Family Trust Dated June 18, 2014, under the provisions of a trust agreement (hereinafter referred to as 'said trustee,' 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 in the County of Cook and State of Illinois, to Wit: *see legal description rider attached as page 3 hereto*).

SUBJECT TO: General Taxes for 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;

No taxable consideration – Exempt pursuant to Paragraph 0046 of the Real Estate Transfer Act;

Permanent Real Estate Index Number(s): 02-16-309-018-1003

Address of Real Estate: 127 Duntrune Lane, Inverness, IL 60067

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 and hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; to vacate any subdivisions 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 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 99 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.

INVEST
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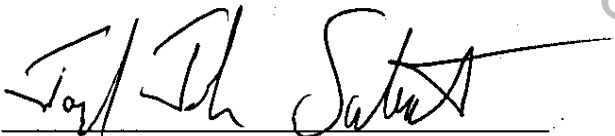
UNOFFICIAL COPY

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 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 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.

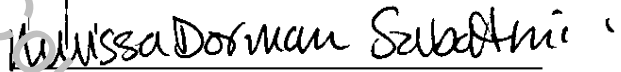
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is 12/26/2018



JOSEPH JOHN SABATINO



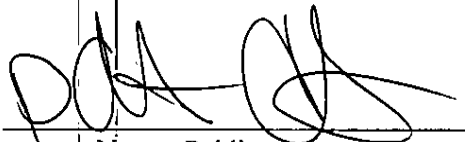
MELISSA DORMAN SABATINO

STATE OF ILLINOIS, COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph John Sabatino and Melissa Dorman Sabatino personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 26th day of December, 2018

Commission expires: 10/01/22



Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

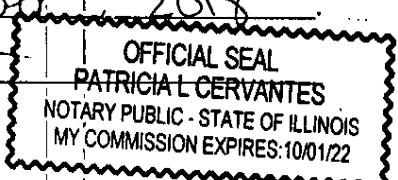
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/26/2018

Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 26th day of December, 2018

Notary Public [Signature]



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 12/26/2018

Signature [Signature], agent
Grantor or Agent

Subscribed and sworn to before me by the said _____ affiant
this 26th day of December, 2018

Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)

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LEGAL DESCRIPTION

For the premises commonly known as:
127 Duntrune Lane
Inverness, IL 60067

Legal Description:

PARCEL 1:

UNIT NO. 102. IN INVERNESS ON THE PONDS TOWNHOME CONDOMINIUM, AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS AND OUTLOTS IN INVERNESS ON THE PONDS UNIT 2, BEING A SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85-198886, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 13, 1986 AS DOCUMENT NO. 86063691, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, RECORDED FEBRUARY 13, 1986 AS DOCUMENT NO. 86063691, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS

No taxable consideration – Exempt pursuant to Paragraph 1004 of the Real Estate Transfer Act;

Prepared by:
Rafal G. Dobek
Wiedner & McAuliffe Ltd.
One North Franklin, 19th Floor
Chicago, IL 60002

Send subsequent tax bills to:
Joseph John Sabatino and Melissa Dorman Sabatino, as Co-Trustees of the Joseph and Melissa Sabatino Family Trust
dated June 18, 2014
127 Duntrune Lane
Inverness, IL 60067

After recording mail to:
Wiedner & McAuliffe Ltd.
One North Franklin, 19th Floor
Chicago, IL 60002

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REAL ESTATE TRANSFER TAX

27-Dec-2018



COUNTY:	ILLINOIS:	TOTAL:
0.00	0.00	0.00

02-16-309-018-1003 | 20181101632367 | 1-823-385-248

Property of Cook County Clerk's Office