

# UNOFFICIAL COPY

## DEED IN TRUST

**THIS INDENTURE WITNESSETH**, that MARIA P. VITOGIANNIS, a married person, of 8140 Koehler Dr., Orland Park, IL 60462, County of Cook, State of Illinois, **GRANTOR**, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to MARIA P. VITOGIANNIS, of 8140 Koehler Dr., Orland Park, IL 60462, not personally but solely as trustee (said "trustee") under the provisions of a trust agreement known as the **Maria P. Vitogiannis Living Trust dated December 12, 2005**, and unto all and every successor or successors in trust under said trust agreement, **GRANTEE**, the following described real estate located in the County of Cook, State of Illinois to wit:



Doc# 1912722021 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/07/2019 10:13 AM PG: 1 OF 5

(Above for recorders use only)

**LOT 32 IN MEADOWBROOKS ESTATES, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 2 AND IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1 ALL IN TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

<sup>215,005</sup>  
**Permanent Real Estate Index Number(s):** 27-02-201-001-0000

**Address of Real Estate:** 8140 KOEHLER DRIVE, ORLAND PARK, IL 60462

**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 of part thereof, and to 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 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 the said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti 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 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

REAL ESTATE TRANSFER TAX

06-May-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-02-215-005-0000

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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 and 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obliged or privilege 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) the 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, 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 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 same Grantor hereby expressly waives and releases any and all right or benefit, providing for the exemption of Homestead from the sale on execution or otherwise.

**IN WITNESS WHEREOF**, the Grantor aforesaid has hereunto set his hand and seal this 31st day of May, 2018.

  
\_\_\_\_\_  
MARIA P. VITOGIANNIS



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**MAIL TO:**  
David L. Canmann  
111 W. Washington #1863  
Chicago, IL 60602

**SEND TAX BILL TO:**  
Maria Vitogiannis  
8140 Koehler Rd  
Orland Park, IL 60462

**COOK COUNTY  
RECORDER OF DEEDS**

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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 6-15-18

Signature: \_\_\_\_\_

  
Grantor or Agent

Subscribed and sworn to before me  
by the said Ronald Rosenblum  
dated 6-15-2018

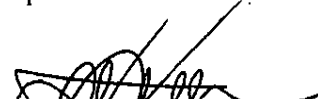


Notary Public David L. Canmann

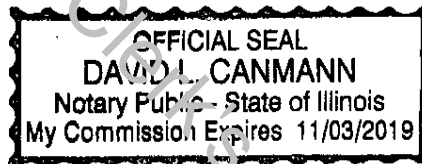
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 6-15-18

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me  
by the said Ronald Rosenblum  
dated 6-15-2018



Notary Public David L. Canmann

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**