

UNOFFICIAL COPY

WARRANTY DEED



1931833170D

MAIL TO:

Jan Romanowski
Piercey & Associates, Ltd.
1525 S. Grove Avenue, Suite 204
Barrington, IL 60010

Doc# 1931833170 Fee \$93.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/14/2019 02:16 PM PG: 1 OF 5

TAXPAYER NAME & ADDRESS:

Peter Zuiko and Deborah L. Zuiko
1231 W. Heather Lane
Arlington Heights, Illinois 60005

THE GRANTORS, **PETER ZUIKO and DEBORAH L. ZUIKO**, husband and wife, of 1231 W. Heather Lane, Village of Arlington Heights, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEES, **PETER ZUIKO and DEBORAH L. ZUIKO**, as trustees of the **PETER ZUIKO REVOCABLE TRUST, DATED MARCH 9, 2012**, and **DEBORAH L. ZUIKO and PETER ZUIKO**, as trustees of the **DEBORAH L. ZUIKO REVOCABLE TRUST, DATED MARCH 9, 2012** (collectively referred to as the "Trusts"), the beneficial interest of said trusts being held by **PETER ZUIKO and DEBORAH L. ZUIKO**, husband and wife, as tenancy by the entirety, of 1231 W. Heather Lane, Arlington Heights, Illinois, the following described real estate situated in Cook County, State of Illinois to wit:

LEGAL DESCRIPTION IS SET FORTH ON THE ATTACHED EXHIBIT A, WHICH IS BY THIS REFERENCE INCORPORATED HEREIN.

THIS DEED HAS BEEN PREPARED AS AN ACCOMMODATION WITHOUT THE REVIEW OF TITLE.

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Act.

Date: Sept. 29, 2019

Grantee or Agent

Permanent Real Estate Index Number(s): 03-30-301-069-0000

Address(es) of Real Estate: 1231 W. Heather Lane, Arlington Heights, Illinois 60005

Together with all easements, appurtenances and hereditaments thereunto belonging. Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED this 29th day of September, 2019.

PETER ZUIKO, as Grantor, and as Trustee of the Trusts for the purpose of accepting this transfer of title.

DEBORAH L. ZUIKO, as Grantor, and as Trustee of the Trusts for the purpose of accepting this transfer of title.

REAL ESTATE TRANSFER TAX

01-Nov-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

03-30-301-069-0000

| 20191001612400 | 1-711-399-264

S 4
P 5
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RIDER

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 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 obligated 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 obligated 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 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.

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EXHIBIT A

Legal Description:

Lot 1 in Connelly's Subdivision, being a Resubdivision of that part of Lot 4 in Block 2 in the Hoelz Addition to Arlington Heights, being a Subdivision of the East 1/2 of the Southwest 1/4 of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, as per the Plat thereof recorded June 21, 1907 as Document No. 4055893, lying East of an East line of the Summerhill of Arlington Heights Subdivision, a Resubdivision of Lots 1, 2, 3, 4 and 5 in Block 2 of the Hoelz Addition to Arlington Heights Subdivision, as per Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. 1976596, lying South of a South line of the Summerhill of Arlington Heights Subdivision, as per Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois as Document No. T3533812, all in Cook County, Illinois.

Permanent Real Estate Index Number(s): 03-30-301-069-0000

Address(es) of Real Estate: 1231 W. Feather Lane, Arlington Heights, Illinois 60005

Property of Cook County Clerk's Office

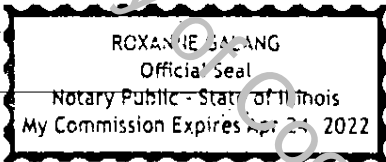
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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: 9/30/2019, 2019 Signature: *Peter Zuko*
Grantor or Agent


Subscribed and sworn to before me by said PETER ZUIKO this 30 day of September, 2019.

Roxanne Galang
Notary Public 

The grantee or the grantee's 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: 9/30, 2019 Signature: *Peter Zuko*
Grantee or Agent

Subscribed and sworn to before me by said PETER ZUIKO this 30 day of September, 2019.

Roxanne Galang
Notary Public 

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.)

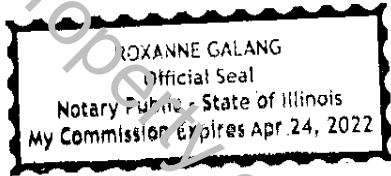
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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PETER ZUIKO and DEBORAH L. ZUIKO, 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 the grantors signed, sealed and delivered the said instrument as a 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 30 day of September, 2019.

(SEAL)



Roxanne Galang

 Notary Public

This instrument was prepared by Rodney H. Piercey, Piercey & Associates, Ltd., 1525 S. Grove Avenue, Suite 204, Barrington, Illinois 60010.

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