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WARRANTY DEED IN TRUST

PREPARED BY:

Jason W. Pappas
1320 Tower Road
Schaumburg, IL 60173

MAIL TAX BILL TO:

Kathryn L. Scanland
2929 Ashton Court
Westchester, IL 60154

MAIL RECORDED DEED TO:

Maloney Law, LLC
1880 W. Winchester Rd., Suite 205
Libertyville, IL 60048

CITYWIDE
TITLE CORPORATION
850 W JACKSON BLVD STE 320
CHICAGO IL 60607

Doc#. 2010707307 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 04/16/2020 12:35 PM Pg: 1 of 3

Dec ID 20200401654007

ST/CO Stamp 0-307-876-064 ST Tax \$240.00 CO Tax \$120.00

744717

THE GRANTOR, Lisa A. Cirio n/k/a Lisa A. Liarakos, a married woman, of 2929 Ashton Court, Westchester, Cook County, Illinois, for and in consideration of One and Dollar and Other Valuable Consideration in hand paid, convey and warrant to Kathryn L. Scanland, Trustee of the Kathryn L. Scanland Living Trust Dated June 28, 2011, and all and every successor Trustee or Trustees, all right, title, and interest in the following described Real Estate, to-wit:

See Exhibit "A" attached hereto and made a part hereof

Subject to 2019 taxes and subsequent years.

Permanent Real Estate Index Number(s): 15-29-325-002-0000

Address(es) of Real Estate: 2929 Ashton Court, Westchester, IL 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

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, street, 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 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 the present or in the 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 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.

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 of any act of said trustee, or be

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

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

Dated this 24th day of March, 2020

Lisa A. Citro
Lisa A. Citro n/k/a Lisa A. Liarakos

Dated this 24th day of March, 2020

Lisa A. Liarakos
Anargyros Liarakos

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 Lisa A. Citro n/k/a Lisa A. Liarakos and Anargyros Liarakos personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered said instrument as their free and voluntary act for the uses and purposes set forth therein.

Given under my hand and Notarial Seal this 24th day of March, 2020.

Jason W. Pappas
Notary Public



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EXHIBIT "A"

PARCEL ONE:

LOT 188, IN WESTCHESTER PLACE PHASE 3, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

EASEMENT FOR THE BENEFIT OF PARCEL ONE AS SET FORTH IN THE WESTCHESTER PLACE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED JUNE 7, 1984 AS DOCUMENT NO. 27179993 AND AS AMENDED BY DOCUMENT 27189996 FOR INGRESS AND EGRESS OVER LOTS 184 TO 186, BOTH INCLUSIVE, IN WESTCHESTER PLACE PHASE 2, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

