

UNOFFICIAL COPY

**QUIT CLAIM DEED
(INDIVIDUAL TO TRUST)**

Doc#: 2032641136 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 11/23/2020 12:39 PM Pg: 1 of 4

Dec ID 20201001645003

THE GRANTORS, JOHN VITKOVIC and JEANETTE VITKOVIC, husband and wife, of the Village of Willow Springs, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars and other valuable consideration in hand paid, CONVEY and QUIT CLAIM to JOHN VITKOVIC and JEANETTE VITKOVIC, as Co-Trustees of the VITKOVIC REVOCABLE TRUST dated October 14, 2020, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, all of their interest in the following described Real Estate, said Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THAT PART OF LOT 2 LYING SOUTH OF ARCHER AVENUE (EXCEPTING FROM SAID TRACT THAT PART LYING SOUTHERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 2 AFORESAID; THENCE DUE NORTH OF THE WEST LINE OF LOT 2 AFORESAID, A DISTANCE OF 610 FEET TO A POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 68 DEGREES 56 MINUTES 37.5 SECONDS EAST, 143.43 FEET TO A POINT; THENCE NORTH 14 DEGREES 30 MINUTES EAST, A DISTANCE OF 12.32 FEET TO A POINT; THENCE SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 140.30 FEET TO THE EAST LINE OF AFORESAID LOT 2; ALSO EXCEPTING THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SAID LOT 2 WHICH IS 33 FEET SOUTHEASTERLY OF, MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF EXISTING ARCHER AVENUE; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 242 FEET; THENCE WEST AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2, A DISTANCE OF 96 FEET; THENCE NORTHWESTERLY 136 FEET, MORE OR LESS, TO A POINT IN A LINE 33 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES TO, THE CENTER LINE OF EXISTING PAYMENT IN ARCHER AVENUE, SAID POINT BEING 229 FEET SOUTHWESTERLY OF THE POINT OF INTERSECTION OF SAID PARALLEL LINE AND THE EAST LINE OF LOT 2; THENCE NORTHEASTERLY ALONG SAID PARALLEL LINE 229 FEET TO THE POINT OF BEGINNING) OF THE SUBDIVISION BY THE HEIRS OF GEORGE BEEBE, DECEASED, OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1890 IN BOOK 43 OF PLATS, PAGE 2, IN COOK COUNTY, ILLINOIS.

TO HAVE AND HOLD said premises forever.

Permanent Real Estate Number: 18-33-319-042-0000
Address of Real Estate: 8567 S. Archer Avenue
Willow Springs, Illinois 60480

**THIS TRANSFER IS EXEMPT PURSUANT
TO SECTION 45(e) OF IL REAL ESTATE
TRANSFER TAX LAW.**

DATED this 14th day of October, 2020

Agent: [Signature] Date: 10/14/20

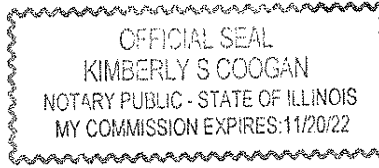
[Signature] (SEAL)
JOHN VITKOVIC

[Signature] (SEAL)
JEANETTE VITKOVIC

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State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN VITKOVIC and JEANETTE VITKOVIC, 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.

Given under my hand this 14th day of October, 2020



Kimberly S. Coogan
Notary Public

The foregoing transfer of title/conveyance is hereby accepted by JOHN VITKOVIC and JEANETTE VITKOVIC, of Willow Springs, Illinois, as Co-Trustees under the provisions of the Trust Agreement establishing the Vitkovic Revocable Trust, dated October 14, 2020.

John Vitkovic
JOHN VITKOVIC, Co-Trustee, as aforesaid

Jeanette Vitkovic
JEANETTE VITKOVIC, Co-Trustee, as aforesaid

Mail To/Prepared By:

Kimberly S. Coogan, Esq.
Bellock & Coogan, Ltd.
915 Harger Road, Suite 240
Oak Brook, Illinois 60523

Grantees Address and Send Subsequent Tax Bills To:

John Vitkovic, CO-TTEE
Jeanette Vitkovic, CO-TTEE
208 Hinricher Drive
Willow Springs, Illinois 60480

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

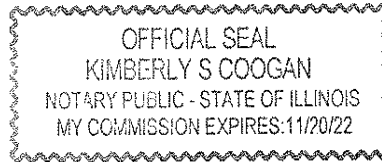
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: October 14, 2020

Signature: _____

John Vetter
Grantor or Agent

SUBSCRIBED AND SWORN to
before me by the said Agent
this 14th day of October, 2020.



Kimberly S. Coogan

Notary Public

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.

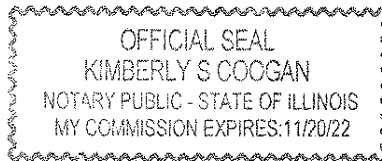
Dated: October 14, 2020

Signature: _____

John Vetter

Grantee or Agent

SUBSCRIBED AND SWORN to
before me by the said Agent
this 14th day of October, 2020.



Kimberly S. Coogan

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.

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PLAT ACT AFFIDAVIT

State of Illinois

} ss.

County of DuPage

JOHN VITKOVIC and JEANETTE VITKOVIC, being duly sworn on oath, state that they reside at 208 Hinricher Drive, Willow Springs, IL 60480. That the attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
- the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that they make this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

SUBSCRIBED and SWORN to before me

this 14th day of October, 2020.

[Signature]

[Signature]
JOHN VITKOVIC

[Signature]
JEANETTE VITKOVIC

OFFICIAL SEAL
KIMBERLY S COOGAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/20/22