

# UNOFFICIAL COPY

Instrument prepared by:

Lee T. Virtel  
Antonopoulos & Virtel, PC  
15419 127<sup>th</sup> Street, Suite 100  
Lemont, IL 60439

Doc#: 2101518112 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/15/2021 11:38 AM Pg: 1 of 3  
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Return recorded document to:

Lee T. Virtel  
Antonopoulos & Virtel, PC  
15419 127<sup>th</sup> Street, Suite 100  
Lemont, IL 60439

Mail tax bills to:

Patrick J. Aubin Trust  
13792 Steeples Road  
Lemont, Illinois 60439

## WARRANTY DEED IN TRUST (ILLINOIS)

THE GRANTOR, PATRICK J. AUBIN, a widower, of the Village of Lemont, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto PATRICK J. AUBIN, as Trustee of the PATRICK J. AUBIN SELF-DECLARATION OF TRUST dated December 14, 2020, 13792 Steeples Road, Lemont, Illinois 60439 (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, State of Illinois, to wit:

See legal description attached as Exhibit A.

Address: 13792 Steeples Road, Lemont, IL 60439

PIN#: 22-27-203-054-0000

EXEMPT UNDER PARAGRAPH E SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT

Dated: December 14, 2020

By: Lee T. Virtel

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement.

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 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 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 and 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.

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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 to 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: December 14, 2020

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 14th day of December, 2020.

[Handwritten Signature]  
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 to 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: December 14, 2020

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 14th day of December, 2020.

[Handwritten Signature]  
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 a Class A misdemeanor for subsequent offenses.

(Attach to a Deed or Assignment of Beneficial Interest to be recorded in Cook County, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## EXHIBIT A

### PARCEL 1:

THAT PART OF LOT 23 IN FIALA-CHOWANIEC'S THE STEEPLES PHASE I, BEING A RESUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF LOT 23; THENCE SOUTH 52 DEGREES 53 MINUTES 12 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 23 A DISTANCE OF 15.21 FEET;

THENCE SOUTH 37 DEGREES 11 MINUTES 05 SECONDS WEST 22.53 FEET;

THENCE SOUTH 52 DEGREES 48 MINUTES 55 SECONDS EAST 39.01 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUING SOUTH 52 DEGREES 48 MINUTES 55 SECONDS EAST 27.93 FEET FOR A POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE SOUTH 37 DEGREES 02 MINUTES 11 SECONDS WEST ON A LINE THAT IS THE CENTER AND THE SOUTHERLY AND NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF A PARTYWALL, 75.30 FEET;

THENCE NORTH 52 DEGREES 48 MINUTES 55 SECONDS WEST 28.27 FEET;

THENCE NORTH 37 DEGREES 17 MINUTES 16 SECONDS EAST ON A LINE THAT IS THE CENTER AND THE NORTHERLY AND SOUTHERLY PROLONGATIONS THEREOF OF A PARTYWALL, 75.30 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER AND UPON THE COMMON AREA FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE STEEPLES TOWNHOUSE ASSOCIATION RECORDED AS DOCUMENT 97542222 AS AMENDED BY DOCUMENT AS DOCUMENT NUMBER 96037369.

Address: 13792 Steeples Road, Lemont, IL 60439

PIN#: 22-27-203-054-0000