

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Prepare by and Return To:
James J. Kash, Attorney at Law
6545 W Archer Avenue
Chicago, IL 60638

Doc#: 2124349084 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/31/2021 11:21 AM Pg: 1 of 3

Dec ID 20210801654643

Address of Grantee and Mail Tax bill to:
Lucian P. & Kathleen L. Spataro
17 Sauk Trail Unit 4
Indian Head Park, IL 60525

THE GRANTOR, Lucian P. Spataro and Kathleen Spataro, a married couple, of the County of Cook and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Lucian P. Spataro Jr., and Kathleen L. Spataro, as Trustees under the provisions of a Trust Agreement dated the 26th day of August 2021, and known as the Lucian and Kathleen Spataro Trust, and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois to wit:

Unit Number 4 at 17 Sauk Trail in Indian Ridge Condominium as delineated on a survey of the following described real estate: Certain Lots in Indian Ridge Subdivision, being a Subdivision of part of the West 1/2 of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian.

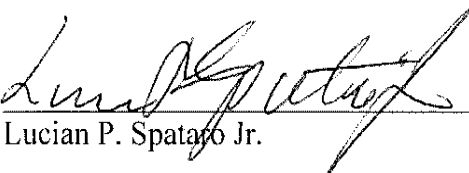
Which survey is attached as Exhibit B to the Declaration of Condominium as Document Number 24646840, as Amended from time to time, together with its undivided percentage interest in the common elements in Cook County, Illinois.

PIN: 18-20-100-051-1117 and 18-20-100-051-1118
Common Address: 17 Sauk Trail Unit 4, Indian Head Park, Il 60525

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. The said grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

Subject To: General taxes not due and payable on date hereof, covenants, conditions, and restrictions of record, building lines and easements if any.

Dated this 26th day of August 2021.



Lucian P. Spataro Jr.

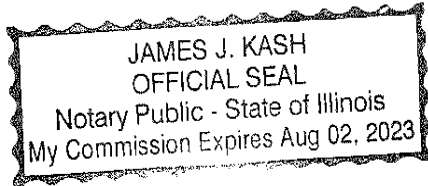


Kathleen L. Spataro

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK)) SS.

I, the undersigned, certify that Lucian P. Spataro and Kathleen Spataro, a married couple, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. Given under my hand and official seal, this this 26th day of August 2021.



James J. Kash
Notary Public

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 part thereof, from time to time in possession or reversion, leases to commence in praesenti or futuro, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof at time or times hereafter, to contract to make leases and to grant options to 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, contacted to be sold, leased or mortgage 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 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 a successor or successors in trust, that such successor to 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.

Exempt under provisions of Paragraph E, 35 ILCS 200/31-45.3, Real Estate Transfer Act.

Date August 26, 2021.

Lucian Spataro
Grantor/Agent

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

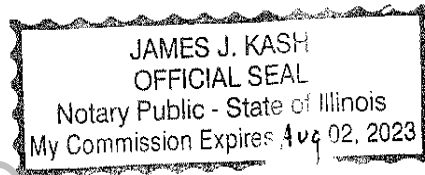
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 8/26/2021

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by Lucian Spataro this 26th day of August, 2021.

[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 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 8/26/2021

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by Kathleen Spataro this 26th day of August, 2021.

[Handwritten Signature]
NOTARY PUBLIC

