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Doc#: 2126428328 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/21/2021 02:28 PM Pg: 1 of 5

Dec ID 20210901676435
ST/CO Stamp 1-361-363-088

First American Title
File # 3112406-Accom

DEED IN TRUST (Illinois)

THE GRANTORS, **Paul Bellisario and Rosemarie A. Bellisario**, Husband and Wife, of 801 Village Center Dr, Unit 305, Burr Ridge, IL 60527-4552, in consideration of Ten Dollars and No Cents (\$10.00), and other good and valuable consideration in hand paid, Conveys and (Warrants/Quitclaims) unto **Paul Bellisario**, and **Rosemarie A. Bellisario**, of 801 Village Center Dr, Unit 305, Burr Ridge, IL 60527-4552, as Co-Trustees and to any and all successors Trustee(s) appointed under the terms and provisions of a certain Trust Agreement dated the 17th day of September, 2021, and designated as **The Paul Bellisario and Rosemarie A. Bellisario Revocable Living Trust** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Real Estate Number: **18-30-300-057-1013**

Address of Property: **801 Village Center Dr, Unit 305, Burr Ridge, IL 60527-4552**

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 presenti or in futuro, and upon any terms and for any period 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

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respecting the manner of fixing the amount of present or future rentals; to partition or 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 part 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 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 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 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 instruments; 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 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.

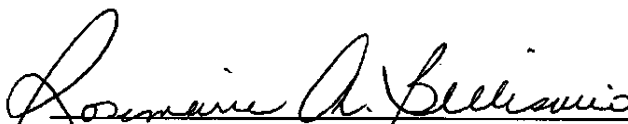
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waives(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 from sale on execution or otherwise.

In Witness Whereof, the grantors have set their hands and seals this 17th day of September, 2021.



 Paul Bellisario



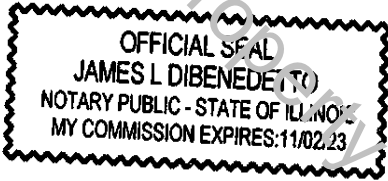
 Rosemarie A. Bellisario

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State of Illinois)
) ss.
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Paul Bellisario and Rosemarie A. Bellisario**, Husband and Wife, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 17 day of September, 2021.



James L. DiBenedetto

Notary Public

Exempt under Provisions of Paragraph e;
Section 4; Real Estate Transfer Tax Act:

9-17-21 *Paul Bellisario*
Date Buyer, Seller, or Representative

This instrument was prepared by:
Paul Bellisario, Esq.
1440 Maple Ave, Ste 7B
Lisle, IL 60532-4138

Mail to:
Paul Bellisario & Rosemarie A. Bellisario
801 Village Center Dr, Unit 305
Burr Ridge, IL 60527-4552

Send subsequent tax bills to:
Paul Bellisario & Rosemarie A. Bellisario
801 Village Center Dr, Unit 305
Burr Ridge, IL 60527-4552

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 305 IN 801 VILLAGE CENTER DRIVE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 5B-2 IN THE FINAL PLAT OF BURR RIDGE VILLAGE CENTER RESUBDIVISION OF PART OF THE WEST ½ OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 3, 2008 AS DOCUMENT 0833803064, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-142 AND P-144, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACES S-65, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE 801 VILLAGE CENTER CONDOMINIUM RECORDED AS DOCUMENT 0833803064.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, PARKING, UTILITIES INCLUDING STORM WATER DRAINAGE, SANITARY SEWER, WATER, GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION AND COMMUNICATION, INCLUDING VERTICAL UTILITIES FOR STRUCTURAL SUPPORT AND ENCROACHMENTS, AS CREATED BY DECLARATION OF RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR BURR RIDGE VILLAGE CENTER DATED AUGUST 28, 2006 AND RECORDED OCTOBER 4, 2006 AS DOCUMENT 0627734129 AS AMENDED AND RESTATED BY DECLARATION RECORDED NOVEMBER 30, 2007 AS DOCUMENT 0733403124 OVER THE COMMON AREAS AS DEFINED THEREIN.

PIN: 18-30-300-057-1013

COMMONLY KNOWN AS: 801 VILLAGE CENTER DRIVE
UNIT 305, P-142 & P-144, S-65
BURR RIDGE, ILLINOIS 60527

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STATEMENT BY GRANTOR AND GRANTEE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

The **grantor** or his/her agent affirms that, to the best of his/her 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.

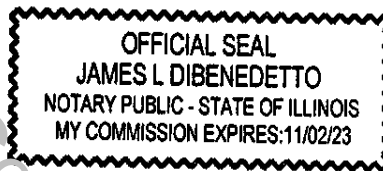
Dated: September 17, 2021

Signature: *Paul Bellisario*
Paul Bellisario, Grantor

Signature: *Rosemarie A. Bellisario*
Rosemarie A. Bellisario, Grantor

SUBSCRIBED AND SWORN TO
before me on September 17, 2021

James J. DiBenedetto
NOTARY PUBLIC



The **grantee** or his/her agent affirms that, to the best of his/her 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.

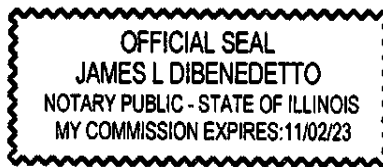
Dated: September 17, 2021

Signature: *Paul Bellisario*
Paul Bellisario, Grantee

Signature: *Rosemarie A. Bellisario*
Rosemarie A. Bellisario, Grantee

SUBSCRIBED AND SWORN TO
before me on September 17, 2021

James J. DiBenedetto
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.)