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Karen A. Yarbrough
Cook County Clerk
Date: 04/04/2022 06:35 AM Pg: 1 of 4

Dec ID 20220401670164

Instrument prepared by:

John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street, Suite 100
Lemont, IL 60439

Return recorded document to:

John P. Antonopoulos
Antonopoulos & Virtel, PC
15419 127th Street, Suite 100
Lemont, IL 60439

Mail tax bills to:

Svrusis Family Trust
12796 St. Andrews Court, Unit 101
Lemont, IL 60439

WARRANTY DEED IN TRUST

THE GRANTORS, KELLY JANAS, married to JOSEPH JANAS, MICHELLE O'BRIEN, married to SEAN O'BRIEN, and ALLISON INDESTAD, divorced and not remarried, of the Village of Lemont, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Quit Claim to FRANK SVRUSIS AND MARY B. SVRUSIS, CO-TRUSTEES OF THE SVRUSIS FAMILY DECLARATION OF TRUST DATED APRIL 11, 2011, of 12796 St. Andrews Court, Unit 101, 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 Cook County, Illinois.

Unit 102 in Building 5 and Garage Unit 27, in Stonehenge of Lemont Condominium, as delineated on a survey of the following described parcel of real estate: Part of Lot 3 in Stonehenge of Lemont, being a subdivision in Section 32, Township 37 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded April 24, 1966, as Document 96305468, which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded February 20, 1997, as Document 97118579, as amended from time to time, together with its undivided percentage interest in the Common Elements, in Cook County, Illinois.

Address: 12796 St. Andrews Courtt, Unit 102 & Garage Unit 27, Lemont, IL 60439

PIN# 22-32-200-046-1050 and 22-32-200-046-1057

THIS IS NOT HOMESTEAD PROPERTY

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

Dated: March 14, 2022

By: Valerie M. Smith

Subject to: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate;

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

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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 any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 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 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 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 hereby expressly waive and release 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.

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IN WITNESS WHEREOF, the Grantors, have hereunto set their hands and seals this 14th day of March, 2022.

Kelly Janas
KELLY JANAS

Michelle O'Brien
MICHELLE O'BRIEN

Allison Indestad
ALLISON INDESTAD

Property of Cook County Clerk's Office

State of Illinois County of Cook)

I, VALERIE M. SMITH, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that KELLY JANAS, married to JOSEPH JANAS, MICHELLE O'BRIEN, married to SEAN O'BRIEN, and ALLISON INDESTAD, divorced and not remarried, personally known to me to be the same persons whose names are subscribed to the forgoing 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 Notarial Seal this 14th day of March, 2022.

Valerie M. Smith
Notary Public



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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: 3/14/22

Signature: X Kelly Amos
Grantor/Agent

Subscribed and sworn to before me
this 14th day of March 2022.

Valerie M. Smith
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: 3/14/22

Signature: X Kelly Amos
Grantee/Agent

Subscribed and sworn to before me
this 14th day of March 2022.

Valerie M. Smith
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.)