

UNOFFICIAL COPY

DEED IN TRUST

GRANTORS, Michael J. Yuratovac and Helen M. Yuratovac, his wife, of 18531 S. Wentworth, Unit 1B, Lansing, Illinois 60438

Doc#: 2213707166 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/17/2022 07:37 AM Pg: 1 of 5

Dec ID 20220501616027

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and WARRANT to: Michael John Yuratovac, Helen Marie Yuratovac and Kim Kipp, Trustees of the Yuratovac Family Trust dated April 13, 2022, of 18531 S. Wentworth, Unit 1B, Lansing, Illinois 60438, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

For Recorder's Use

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 30-32-402-112-1002

Commonly known as: 18531 S. Wentworth, Unit 1B, Lansing, Illinois 60438

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divide or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 13th day of April, 2022.

Michael J. Yuratovac
Michael J. Yuratovac

Helen M. Yuratovac
Helen M. Yuratovac

ACCEPTANCE BY TRUSTEES:

The undersigned trustees hereby accept the conveyance of the real property herein as an Yuratovac Family Trust dated April 13, 2022

By: Michael John Yuratovac
Michael John Yuratovac, Trustee of the Yuratovac Family Trust dated April 13, 2022

By: Helen Marie Yuratovac
Helen Marie Yuratovac, Trustee of Yuratovac Family Trust dated April 13, 2022

By: Kim Kipp, trustee
Kim Kipp, Trustee of the Yuratovac Family Trust dated April 13, 2022

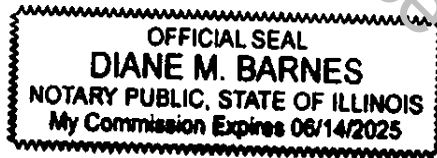
STATE OF ILLINOIS)
COUNTY OF DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Yuratovac and Helen M. Yuratovac, 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 my hand and seal this 13th day of April, 2022.

Diane M. Barnes
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)



Timothy J. Midura April 13, 2022
Attorney Date

Deed prepared by: Huck Bouma PC Tim S. Midura 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Michael John Yuratovac, Trustee Helen Marie Yuratovac, Trustee 18531 S. Wentworth, Unit 1B Lansing, Illinois 60438	After recording return to: Huck Bouma PC Tim S. Midura 1755 S. Naperville Road, #200 Wheaton, Illinois 60189
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UNIT 1'B', IN COUNTRY CLUB CONDOMINIUM NO. II, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1 THE NORTH 83.82 FEET OF THE SOUTH 97.82 FEET OF THE WEST 136.75 FEET OF LOT 4 IN COUNTRY CLUB CONDOMINIUM SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST FRACTION 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE SOUTHWEST RIGHT OF WAY OF THE PITTSBURGH, CINCINNATI AND ST. LOUIS RAILROAD (FORMERLY THE CHICAGO, ST. LOUIS AND PITTSBURGH RAILROAD) ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 90522132 TOGETHER WITH ITS UNDIVIDED INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS AND ALL OTHER RIGHTS AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 A) SHOWN ON THE PLAT OF COUNTRY CLUB CONDOMINIUM SUBDIVISION RECORDED JULY 29, 1988, AS DOCUMENT NUMBER 88340895, AS THOUGH THE SAME WERE FULLY SET FORTH HEREIN, AND AS SHOWN ON THE PLAT ATTACHED AS EXHIBIT "D" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90522132 IN COOK COUNTY, ILLINOIS.

PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 8 AND 15, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 90522132

ADDRESS: 18531 Wentworth Avenue, Unit 1B, Lansing, IL 60438

PIN: 30-32-403-112-1002

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4/13/2022

SIGNATURE: [Signature]
GRANTOR or AGENT
Michael J. Yuratovac

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

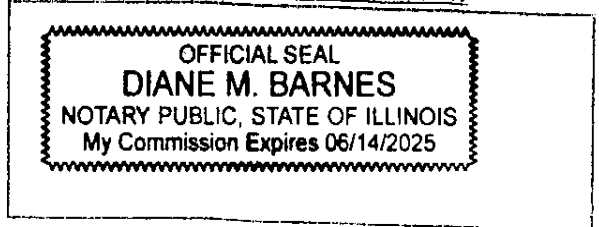
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Michael J. Yuratovac

On this date of: 4/13/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4/13/2022

SIGNATURE: [Signature]
GRANTEE or AGENT
Michael John Yuratovac, Trustee

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

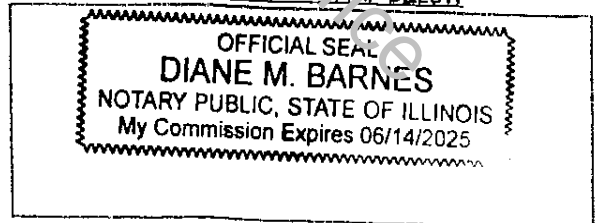
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Michael John Yuratovac, Trustee

On this date of: 4/13/2022

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

VILLAGE OF LANSING **UNOFFICIAL COPY**

Patricia L. Eidam
Mayor



Office of the Finance Director

Brian Hanigan
Finance Director

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF LANSING CERTIFICATE OF PAYMENT OF OUTSTANDING SERVICE CHARGES

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below:

Title Holder's Name: Michael J Yuratovac & Helen M Yuratovac

18531 Wentworth Avenue, Unit 1B

Lansing, IL 60438

Telephone: 708-689-1168

Attorney or Agent: Diane Barnes Agent

Telephone No.: 630-221-1755

Property Address: 18531 Wentworth Avenue, Unit 1B

Lansing, IL 60438

Property Index Number (PIN): 30-32-403-112-1002

Water Account Number: N/A

Date of Issuance: May 6, 2022

(State of Illinois)

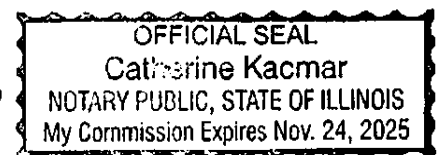
(County of Cook)

This instrument was acknowledged before me on May 6, 2022 by Catherine Kacmar.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature] (Signature of Notary Public) (SEAL)



THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.