

# UNOFFICIAL COPY

## DEED IN TRUST

Doc#. 2217317102 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/22/2022 11:51 AM Pg: 1 of 5

Dec ID 20220601654425

MAIL XAVIER ALEKSIUNAS  
TAX BILL 592 EDINBURGH LANE  
TO: UNIT A  
PROSPECT HEIGHTS, IL 60070

The Grantor, XAVIER ALEKSIUNAS, a widowed man for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, Convey(s) unto Xavier Aleksionas and Erika A. Villarreal, Trustees of the XAVIER ALEKSIUNAS LIVING TRUST dated June 9, 2022 and any amendments thereto all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE "EXHIBIT A" ATTACHED HERETO

SEE "EXHIBIT B" ATTACHED HERETO

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

*Jason D. Baughman* 6/19/22

Grantees Address: 592 Edinburgh Lane, Unit A, Prospect Heights, IL 60070

Permanent Index Number(s): 03-26-100-015-1586

Property Address: 592 Edinburgh Lane, Unit A, Prospect Heights, IL 60070

Dated this 9<sup>th</sup> day of June, 2022

*Xavier Aleksionas*

Xavier Aleksionas

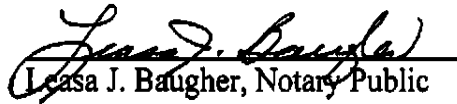
**SCRIVENER HAS NOT EXAMINED TITLE**, relying upon legal descriptions provided by the Grantor, Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

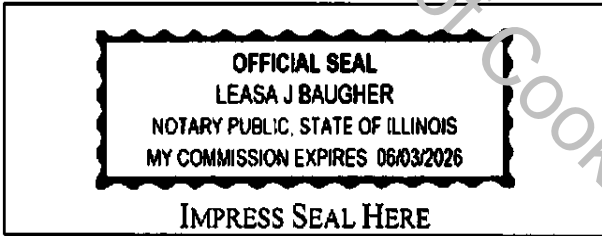
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STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF DUPAGE         )

I, LEASA J. BAUGHER, A Notary Public, does hereby certify that Xavier Aleksionas is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of rights of homestead.

Given under my hand and seal this 9<sup>th</sup> of June, 2022

  
Leasa J. Baugher, Notary Public



*MAIL TO /* PREPARED BY: LEASA J. BAUGHER  
LAW OFFICES OF LEASA J. BAUGHER, LTD.  
725 E. IRVING PARK ROAD  
SUITE B  
ROSELLE, IL 60172

Property of Cook County Clerk's Office

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## EXHIBIT A LEGAL DESCRIPTION

UNIT NO. 1-33-112-R-S IN ROB ROY COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND IN SECTION 26, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK, IN CHICAGO, AS TRUSTEE UNDER TRUST NO. 24978, RECORDED NOVEMBER 12, 1982 AS DOCUMENT NO. 26410009, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF CONDOMINIUM, AS AMENDED FROM TIME TO TIME, (EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATIONS) AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY. TRUSTEE ALSO HEREBY GRANTS TO GRANTEE AND GRANTEE'S SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND TRUSTEE RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH, IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED HEREIN, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-26-100-015-1586

Property Address: 592 Edinburgh Lane, Unit A, Prospect Heights, IL 60070

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## EXHIBIT B

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

DeWitt County Clerk's Office

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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: 6 | 9 | 2022

SIGNATURE: Xavier Aleksunas  
GRANTOR or AGENT

**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:

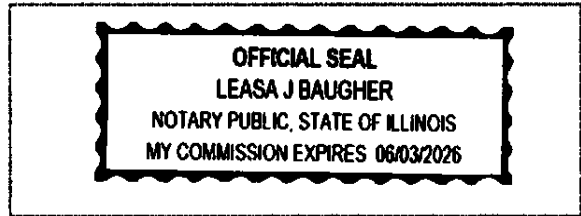
Leasa J. Baugher

By the said (Name of Grantor): Xavier Aleksunas

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 9 | 2022

NOTARY SIGNATURE: Leasa J. Baugher



### 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: 6 | 9 | 2022

SIGNATURE: Xavier Aleksunas  
GRANTEE or AGENT

**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:

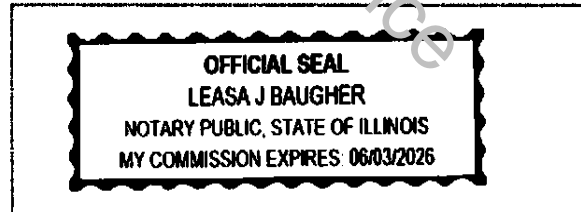
Leasa J. Baugher

By the said (Name of Grantee): Xavier Aleksunas

AFFIX NOTARY STAMP BELOW

On this date of: 6 | 9 | 2022

NOTARY SIGNATURE: Leasa J. Baugher



### 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)**