

# UNOFFICIAL COPY

## Deed in Trust

Prepared by:

Return to:

Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629

Mail tax bills to:

Alvydas Jonikas  
1515 Magdalena Drive  
Lemont, IL 60439

Doc#: 2217834030 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/27/2022 09:29 AM Pg: 1 of 3

Dec ID 20220601643498  
ST/CO Stamp 1-756-489-808

**THIS INDENTURE WITNESSETH**, that the Grantors, **Alvydas Jonikas and Zivile Jonikas**, husband and wife of the Village of Lemont, County of Cook, and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration in hand paid, Quit Claim and Convey unto **Alvydas Jonikas and Zivile Jonikas** of Lemont, Illinois, as Co-Trustees under the provisions of a trust agreement dated the **7th day of June, 2022**, and known as the **Jonikas Revocable Living Trust**, under which Alvydas Jonikas and Zivile Jonikas, husband and wife, are the primary beneficiaries and said beneficial interest to be held in tenancy by the entirety, the following described real estate in the County of Cook and State of Illinois, to-wit:

**LOT 3 IN MEADOW LARK SUBDIVISION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SUBDIVISION RECORDED ON JUNE 6, 2006 AS DOCUMENT NUMBER 0617312016, IN COOK COUNTY, ILLINOIS**

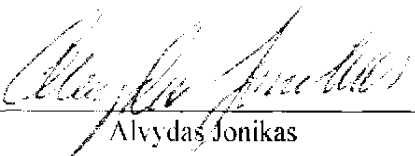
TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

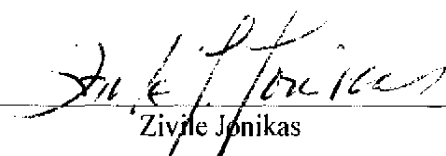
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

Permanent Index Number(s): **22-33-208-003-0000**

Address(es) of Real Estate: **1515 Magdalena Drive, Lemont, Illinois**

Dated this 7th day of June, 2022.

  
Alvydas Jonikas

  
Zivile Jonikas

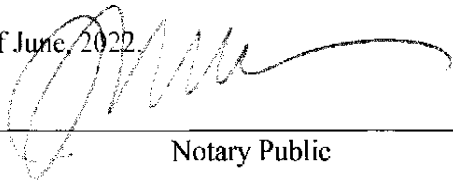
The provisions on the reverse hereof are incorporated herein as though fully set forth herein

# UNOFFICIAL COPY

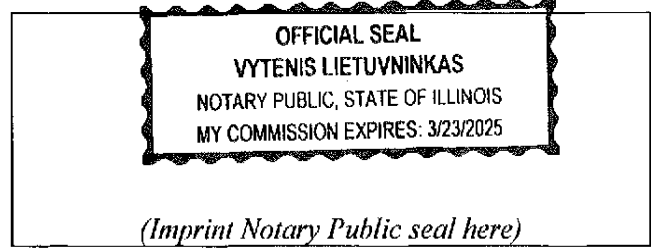
State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Alvydas Jonikas and Zivile Jonikas, 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 as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 7th day of June, 2022



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 parts, 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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.

**Exempt under Real Estate Transfer Act Sec 31-45.**

**Par. (c) & Cook County Ord. 74-106 (5).**

**Date:** 6/7/22      **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 June 7th, 2022

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor  
this 7th day of June, 2022  
Notary Public Evelina Maciulis

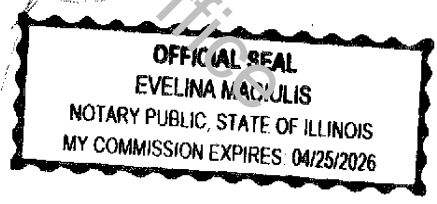


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 7th, 2022

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee  
this 7th day of June, 2022  
Notary Public Evelina Maciulis



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.)