

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

THIS INSTRUMENT PREPARED BY  
AND MAIL TO:

Martin J. Lillig  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, Illinois 60523

Doc# 2232608003 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2022 09:56 AM PG: 1 OF 4

ADDRESS OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:

Kimberly A. Slivensky, Trustee  
511 Sunset Avenue  
La Grange, Illinois 60525

This space for recorder's use only

**THE GRANTOR, KIMBERLY A. SLIVENSKY**, divorced and not since remarried, of 511 Sunset Avenue, La Grange, Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, conveys and warrants to **KIMBERLY ANN SLIVENSKY ("trustee")**, TRUSTEE OF THE **KIMBERLY ANN SLIVENSKY TRUST DATED NOVEMBER 2, 2022**, (hereinafter referred to as the "Trust"), **GRANTEE**, and all and every successor or successors in trust under the Trust, the following described real estate in the County of DuPage and State of Illinois:

SEE ATTACHED.

Permanent Index No: 18-08-202-003-0000; 18-08-202-014-0000

Property Address: 511 Sunset Avenue, La Grange, Illinois 60525

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said 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 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 present or in the future, and upon terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to review 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 an 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 obligated 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; 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 was in full force and

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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 or in some amendment thereof and binding upon 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 predecessors in trust.

The interest of each and every beneficiary under said Trust and 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 under said trust 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.

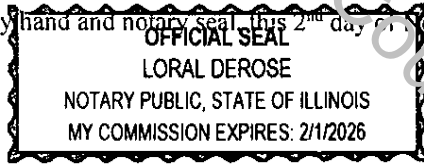
IN WITNESS WHEREOF, Grantor has executed this deed on this 2<sup>nd</sup> day of November, 2022.

*Kimberly A. Slivensky*  
KIMBERLY A. SLIVENSKY

STATE OF ILLINOIS    )  
                                      ) SS  
COUNTY OF DUPAGE )

The undersigned, a Notary Public in and for the aforementioned County and State, certifies that KIMBERLY A. SLIVENSKY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she executed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 2<sup>nd</sup> day of November, 2022.



*Loral Deroose*  
NOTARY PUBLIC

The foregoing conveyance is hereby accepted by Kimberly Ann Slivensky, of La Grange, Illinois, as trustee under the provisions of the Kimberly Ann Slivensky Trust dated November 2, 2022.

*Kimberly A. Slivensky*  
Kimberly Ann Slivensky, trustee

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law under Paragraph (c), 35 ILCS 200/31-45 of said Law.

*Maat J. Kelly, Attorney*  
Buyer, Seller or Representative

November 2, 2022  
Date

REAL ESTATE TRANSFER TAX

21-Nov-2022



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

18-08-202-003-0000

| 20221101690428 | 1-229-268-304

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## LEGAL DESCRIPTION

### PARCEL 1:

THE SOUTH 50 FEET OF LOT 7 IN E.C. CARLSON'S SUBDIVISION OF THE SOUTH 2 1/2 ACRES IN THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING THE NORTH 330 FEET OF THE WEST 330 FEET OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8 AFORESAID, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE WEST 37.5 FEET OF LOT 51 IN DRENN AND DATO'S LAGRANGE COUNTRY CLUB DELUXE SUBDIVISION IN THE NORTH 1/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook 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: Nov | 14 | 2022

SIGNATURE: Martin J. Lillig, Attorney  
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:

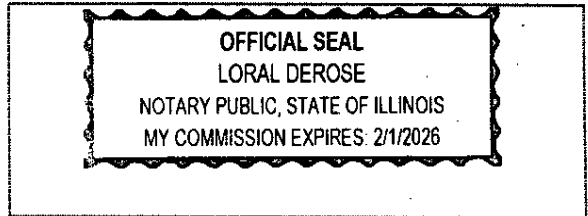
Loral DeRose

By the said (Name of Grantor): Martin J. Lillig

AFFIX NOTARY STAMP BELOW

On this date of: NOV. | 14 | 2022

NOTARY SIGNATURE: Loral DeRose



### 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: Nov | 14 | 2022

SIGNATURE: Martin J. Lillig, Attorney  
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:

Loral DeRose

By the said (Name of Grantee): Martin J. Lillig

AFFIX NOTARY STAMP BELOW

On this date of: NOV. | 14 | 2022

NOTARY SIGNATURE: Loral DeRose



### 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)**)