

# UNOFFICIAL COPY



\*2321922020\*

## DEED IN TRUST (ILLINOIS)

### THE GRANTOR

**Santina Lynn Fanelli,  
an unmarried woman,  
1145 Elaine Court,  
Flossmoor**

Doc# 2321922020 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/07/2023 11:55 AM PG: 1 OF 3

Above space for Recorder's Office Only

of the County of Cook and State of Illinois, for and in consideration of the sum of (\$10.00) Ten DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **Santina Lynn Fanelli, as Trustee under the terms and provisions of a certain Trust Agreement dated the 21st day of July, 2023 and designated as the Santina Lynn Fanelli Revocable Trust Agreement, 1145 Elaine Court, Flossmoor, Illinois 60422**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT 13-2 IN BAYTHORNE TOWNHOME CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN BAYTHORNE SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 12 TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 88462135 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 31-12-100-075-1056

Address(es) of real estate: **1145 Elaine Court, Flossmoor, Illinois 60422**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases 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 inquire 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 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 into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, Mary Griffin, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 21st day of July, 2023

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

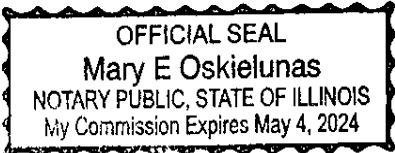
Santina Lynn Fanelli (SEAL) \_\_\_\_\_ (SEAL)  
Santina Lynn Fanelli \_\_\_\_\_  
 \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
 \_\_\_\_\_

The transfer of title and conveyance herein is hereby accepted by Santina Lynn Fanelli Trustee of the Santina Lynn Fanelli Revocable Trust Agreement dated July 21, 2023.

Santina Lynn Fanelli  
 Santina Lynn Fanelli, Trustee

REAL ESTATE TRANSFER TAX  
 COUNTY: ILLINOIS  
 TOTAL: 0.00  
 07-Aug-2023  
 31-12-100-075-1056 | 20230801691635 | 0-712-661-456

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Santina Lynn Fanelli, 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 signed, sealed and delivered the said instrument as her 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 official seal, this 21st day of July, 2023.

Commission expires MAY 4, 2024

Mary E Oskielunas  
 NOTARY PUBLIC

This instrument was prepared by: Colleen Muentzer, Attorney at Law, 7120 W. 127<sup>th</sup> St., Palos Heights, IL 60463

**MAIL TO:**  
Colleen Muentzer, Attorney at Law  
7120 W. 127<sup>th</sup> Street  
Palos Heights, Illinois 60463

**SEND SUBSEQUENT TAX BILLS TO:**  
Santina Lynn Fanelli  
1145 Elaine Court  
Flossmoor, Illinois 60422

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4  
 PER PAR. E AND COOK COUNTY ORD. 95164 PAR. E  
 DATE July 21, 2023 SIGNATURE Santina Lynn Fanelli

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## STATEMENT BY GRANTOR AND GRANTEE

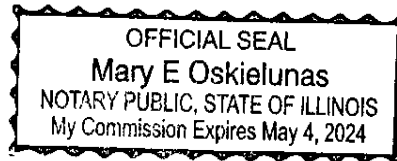
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: July 21, 2023

Signature: *Santina Lynn Fanelli*  
Grantor or Agent

Subscribed and sworn to before me by the said Santina Lynn Fanelli this 21st of July, 2023

Notary Public *Mary E Oskielunas*



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: July 21, 2023

Signature: *Santina Lynn Fanelli*  
Grantee or Agent

Subscribed and sworn to before me by the said Santina Lynn Fanelli this 21st of July, 2023

Notary Public *Mary E Oskielunas*



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.