

UNOFFICIAL COPY

Deed in Trust

Doc#. 2407402129 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 10:52 AM Pg: 1 of 5

Dec ID 20240301646083

ST/Co Stamp 0-878-352-944 ST Tax \$0.00 CO Tax \$0.00

Prepared by:

When recorded return to:

Vytenis Lietuvninkas

Attorney at Law

4536 West 63rd Street

Chicago, Illinois 60629

Mail tax bills to:

Lydia T. Ringus

46 Long Cove Dr.

Lemont, IL 60439

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, that the Grantors, **Julius C. Ringus, M. D. a/k/a Julius Ringus, a/k/a Julius C. Ringus and Lydia T. Ringus a/k/a Lydia Ringus**, 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, Convey and Quit Claim unto **Lydia T. Ringus** of 46 Long Cove Dr., Lemont, Illinois, as Trustee under the provisions of a trust agreement dated the **23rd day of August, 2011** and known as the **Lydia T. Ringus Declaration of Trust** the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description on the attached Exhibit "A".

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.

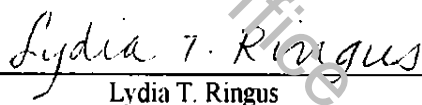
Permanent Index Number(s): See attached Exhibit "A".

Address(es) of Real Estate: See attached Exhibit "A".

Dated this 27 day of FEBRUARY, 2024



Julius C. Ringus



Lydia T. Ringus

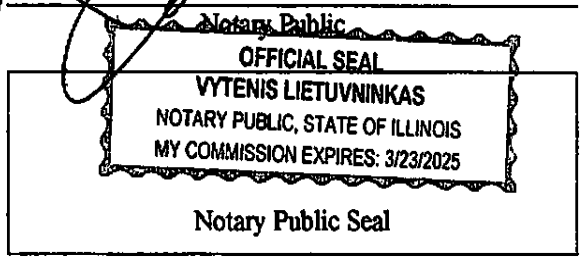
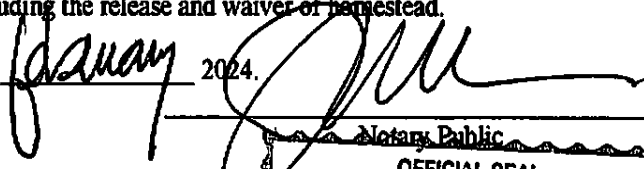
The provisions on the reverse hereof are incorporated herein as though fully set forth herein

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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 Julius C. Ringus and Lydia T. Ringus, 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.

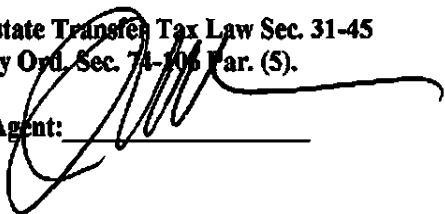
Given under my hand and official seal this 27 day of January 2024.



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 198 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 Tax Law Sec. 31-45
Par (e) & Cook County Ord. Sec. 74-106 Par. (5).

Date: 2/27/24 Agent: 

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EXHIBIT "A"

Legal description:**PARCEL 1:**

LOT 213 IN RUFFLED FEATHERS, BEING A SUBDIVISION OF PART OF SECTION 27 AND PART OF THE NORTH 1/2 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF RUFFLED FEATHERS SUBDIVISION RECORDED OCTOBER 7, 1991 AS DOCUMENT 91522355 AND AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR RUFFLED FEATHERS GOLF ESTATES RECORDED NOVEMBER 21, 1991 AS DOCUMENT 91536901 AND AS AMENDED BY DOCUMENT 91614473, IN COOK COUNTY, ILLINOIS. SUBJECT TO: GENERAL TAXES FOR THE YEAR 2000 AND SUBSEQUENT YEARS; PUBLIC, UTILITY AND DRAINAGE EASEMENTS; BUILDING LINES; ZONING AND BUILDING LAWS AND ORDINANCES; COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. S97259763 AND DOCUMENT NO. 91536901 AND AMENDED BY DOCUMENTS 93749354, 96379429 AND 00654583.

PIN: 22-34-105-010-0000

Address of real estate: 46 Long Cove Drive, Lemont, IL 60439

Legal description:**PARCEL 1:**

UNIT 108, UNIT 202 AND UNIT 209 IN LITHUANIAN WORLD CENTER RESIDENTIAL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 37N, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 1, 1990 AS DOCUMENT 90567511 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND ESTABLISHED BY THE UMBRELLA DECLARATION FOR THE LITHUANIAN WORLD CENTER RECORDED NOVEMBER 16, 1990 AS DOCUMENT NO. 90561900 AND AS CREATED BY DEED FROM LITHUANIAN MISSION CENTER, INC. TO OAK BROOK BANK, AS TRUSTEE UNDER TRUST NUMBER 2374 RECORDED NOVEMBER 28, 1990 AS DOCUMENT 90577488, FOR INGRESS, EGRESS, PARKING AND STRUCTURAL SUPPORT OF THE LITHUANIAN WORLD CENTER RESIDENTIAL CONDOMINIUM BUILDINGS.

Permanent Index Number(s): 22-28-301-005-1008 (Unit 108); 22-28-301-005-1010 (Unit 202); 22-28-301-005-1017 (Unit 209)

Address(es) of Real Estate: 14915 E. 127th St., Units 108, 202 and 209, Lemont, IL 60439

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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 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 February 27th, 20 24

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 27th day of February, 20 24
Notary Public Everett Powell

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 February 27th, 20 24

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 27th day of February, 20 24
Notary Public Everett Powell

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.)

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STATEMENT BY GRANTOR AND GRANTEE

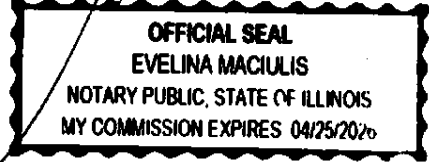
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 February 27, 2024

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said Grantee this 27th day of February, 2024
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 February 27, 2024

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 27th day of February, 2024
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.)