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**DEVON BANK**  
6445 NORTH WESTERN AVENUE (312) 465-2500



Doc#: 1318629039 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2013 04:24 PM Pg: 1 of 4



**QUIT CLAIM  
DEED IN TRUST**

THIS INDENTURE WITNESSETH, That the  
Grantor, Ronald Kozil and  
Irene Kozil

of the County of Lake  
and the State of Illinois

for and in consideration of the sum of Ten Dollar(\$ 10.), in hand  
paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged,  
Convey(s) and Quit Claim(s) unto DEVON BANK, a banking corporation duly organized and existing under  
the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois as  
Trustee under the provisions of a certain Trust Agreement, dated the 28 day of February  
18, 2012, and known as Trust Number 7481, the following described real estate in the  
County of COOK and State of Illinois, to wit;

*See attached legal description*

<b>REAL ESTATE TRANSFER</b>	07/05/2013
	COOK \$0.00
	ILLINOIS: \$0.00
	<b>TOTAL: \$0.00</b>
10-20-101-020-1005   20130501601252   DCH6J0	

EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 08123 DATE 6-10-13  
ADDRESS 8630 Ferris  
(VOID IF DIFFERENT FROM DEED)  
BY J Sheehan

GRANTEE'S ADDRESS 6445 N. Western Ave Chicago, IL  
P.I.N. 10,20,101.020,10231005

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the  
uses and purposes herein and in said Trust Agreement set forth.  
Full power and authority is hereby granted to said Trustee to improve, manage, protect and  
subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate  
any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real  
estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in  
praesenti or in futuro, 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 real estate, 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 real estate or any part thereof, and to deal  
with said real estate 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.

See Reverse

Exempt under provisions of Paragraph E, Section 4, Illinois Real Estate Transfer Tax Act.  
Date: 7-2-13  
Grantor or Representative: Christy M. Stawicki + Macarella + Associates, Ltd.

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

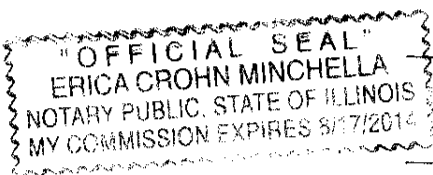
In Witness Whereof, the grantor(s) aforesaid has hereunto set their hand(s) and seal(s) this 21 day of December, 2012.

Ronald Kozil (SEAL) \_\_\_\_\_ (SEAL)  
Irene Kozil (SEAL) \_\_\_\_\_ (SEAL)

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ronald Kozil & Irene Kozil personally known to me to be the same person(s) whose names are subscribed to the forgoing 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 21<sup>st</sup> day of December, 2012.



Erica Crohn Minchella

TST 103/1-95

Notary Public

Mail To:

**DEVON BANK  
TRUST DEPARTMENT**  
6445 N. WESTERN AVE.  
CHICAGO, IL 60645

Address of Property:

8630 Ferris Avenue, Unit 203  
Morton Grove, IL 60053

This instrument was prepared by:

ERICA CROHN MINCHELLA  
7538 St Louis Ave  
Skokie, IL 60076

**UNOFFICIAL COPY****PARCEL 1**

UNIT 405 IN 8630 FERRIS AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
 THE SOUTH 67.58 FEET OF THE NORTH 210 FEET AND THE EAST 135.30 FEET (EXCEPT THE NORTH 210 FEET THEREOF) BLOCK 4 IN AHRENFELD'S ADDITION TO MORTON GROVE, A SUBDIVISION OF LOT 41 OF COUNTY CLERK'S DIVISION IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF LYING WESTERLY OF A LINE COMMENCING ON THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY AT A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHERLY PARALLEL TO SAID WEST LINE OF THE SAID SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, A DISTANCE OF 67.58 FEET TO A POINT 27.23 FEET EASTERLY OF THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 95412460. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2**

THE EXCLUSIVE RIGHT TO USE PARKING SPACE 9 AND 36 AND THE EXCLUSIVE RIGHT TO USE STORAGE LOCKER 301, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95412460.

**COMMONLY KNOWN AS:** 8630 Ferris Avenue Unit # 203  
 Morton Grove, IL 60053

**TAX PARCEL NUMBER:** 10-20-101-020-1005

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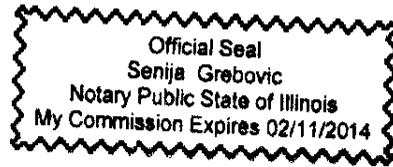
## STATEMENT BY GRANTOR AND GRANTEE

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 12-21, 2012

Signature: Ronald Kozil  
Grantor or Agent

Subscribed and sworn to before me  
By the said Ronald Kozil  
This 21<sup>st</sup> day of December, 2012  
Notary Public Senja Grebovic

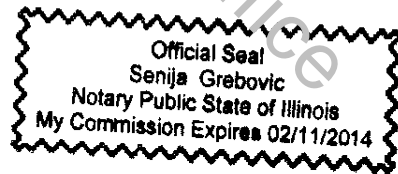


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 12-21, 2012

Signature: Erica Crohn Munchella  
Grantee or Agent

Subscribed and sworn to before me  
By the said Erica Crohn Munchella  
This 21<sup>st</sup> day of December, 2012  
Notary Public Senja Grebovic



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)