

# UNOFFICIAL COPY

**DEED IN TRUST**  
Individual  
STATUTORY (ILLINOIS)



Doc# 1700913074 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 03:18 PM PG: 1 OF 5

THE GRANTOR, **GENEVIEVE M. ZOUFAL**, a widow, not since remarried, and not a party to a civil union, 407 Ashland, #3F, River Forest, Illinois, 60305, County of Cook, State of Illinois, for the consideration of **TEN (\$10.00) DOLLARS**, and other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to **GENEVIEVE M. ZOUFAL**, as Trustee of the **Genevieve M. Zoufal Declaration of Living Trust dated December 22, 2003**, 407 Ashland, #3F, River Forest, Illinois, 60305, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See attached Legal Description)

**Address: 407 Ashland, #3F, River Forest, Illinois, 60305**

**Permanent Index Number No: 15-12-117-016-1022**

EXEMPT under provisions of Paragraph e, Section 4  
Real Estate Transfer Tax Act

Agent

*Edward J. Maloney*  
01-04-2017

Date

~~THIS IS NOT HOMESTEAD PROPERTY~~ *EX*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of 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.

**FULL POWER AND AUTHORITY** is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, 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 wither 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 praesenti or 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

EXEMPTION APPROVED  
DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

*Cheryl Scott*

CCRD REVIEWER *Re*

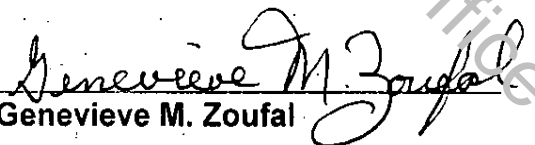
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part of the revision and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or changes of any 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 obligated to see to the application of any purchases money, rent, or money borrowed or advanced on said premises, or be obligated 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 obligated 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 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 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.

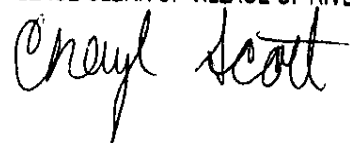
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale of other dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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.

DATED this 5<sup>th</sup> day of JANUARY, 2017.

  
Genevieve M. Zoufal

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 **GENEVIEVE M. ZOUFAL**, a **widow, not since remarried, and not a party to a civil union**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared

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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 5<sup>TH</sup> day of JANUARY, 2017.

Edward J Maliszewski Jr  
Notary Public

My Commission expires \_\_\_\_\_



This instrument was prepared by:  
Edward J. Maliszewski, Jr., Esq.  
LAW OFFICE OF EDWARD J. MALISZEWSKI, JR., ESQ.  
A PROFESSIONAL CORPORATION  
946 S. Oak Park Avenue  
Oak Park, Illinois 60304  
(708) 383-6626

**Mail to:**

Edward J. Maliszewski, Jr., Esq.  
946 South Oak Park Avenue  
Oak Park, Illinois 60304

**Send subsequent tax bills to:**

Genevieve M. Zoufal  
407 Ashland, #3F  
River Forest, Illinois 60305

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 978 NTC003559 00978

SCHEDULE A (CONTINUED)

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT 3F AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL) LOTS 4 AND 5 AND THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11, 12 IN BLOCK 3 IN PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334 IN BOOK 43 OF PLATS, PAGE 20 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 AND KNOWN AS TRUST NUMBER 1442 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 21171894 TOGETHER WITH AN UNDIVIDED 2 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY) IN COOK COUNTY, ILLINOIS.

**EXEMPTION APPROVED**  
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*Cheryl Scott*

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## STATEMENT OF GRANTOR/GRANTEE

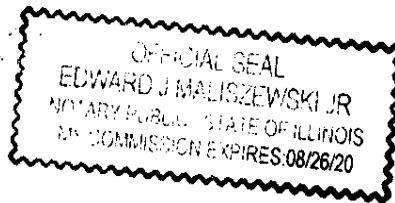
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: January 5, 2017

Genevieve M. Zoyfal  
Grantor or Agent

Subscribed and sworn to before me this 5th day of January, 2017.

Edward J. Maliszewski Jr  
Notary Public



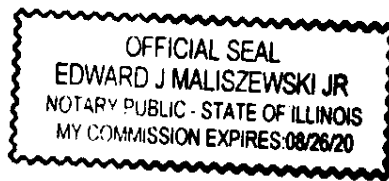
The grantee or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: January 5, 2017

Genevieve M. Zoyfal  
Grantee or Agent

Subscribed and sworn to before me this 5th day of January, 2017.

Edward J. Maliszewski Jr  
Notary Public



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.

**EXEMPTION APPROVED**

DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST

Ceryl Scott