

UNOFFICIAL COPY

DEED IN TRUST

Mail to:

Carol A. Nolan
Attorney at Law
1001 Warrenville Rd., #224
Lisle, IL 60532

Name & Address of Taxpayer:

2405 N. Greenview Ave
Unit #2
Chicago, IL 60614



19115340140

Doc# 1911534014 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/25/2019 09:53 AM PG: 1 OF 3

The GRANTORS, JAMES SANTILLI and KAREN M. SKISH, husband and wife, of 2504 N. Greenview Avenue, Unit 2, Chicago, IL 60614, convey and quit claim to GRANTEES JAMES SANTILLI and KAREN M. SKISH, husband and wife, as CO-TRUSTEES of the **SANTILLI SKISH JOINT TRUST DATED 4/22/2019**, of which JAMES SANTILLI and KAREN M. SKISH are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety.

Grantor conveys all of the Grantor's interest of the following described real estate situated in the COUNTY of COOK, in the State of Illinois, to wit:

Parcel 1:

Unit 2 together with its undivided percentage interest in the common elements in 2405 North Greenview Condominiums, as delineated and defined in the Declaration recorded February 25, 2015 as document number 1505644033 in Section 29, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Exclusive right to the use of P- 4 and P- 5, as a limited common elements, as delineated and defined in the Declaration of Condominium, recorded February 25, 2015 as document number 1505644033, in Cook County, Illinois.

SUBJECT TO: (a) General real estate taxes; (b) special assessments confirmed after date of deed; (c) building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; and (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Index Number: 14-29-319-036-0000

Property Address: 2504 N. Greenview Avenue, Unit 2, Chicago, IL 60614

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

CCRD REVIEW

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This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 provisions of Paragraph 200(e),
Section 31-15, Property Tax Code.
Carol Nolan 4/22/19
Buyer, Seller, or Representative

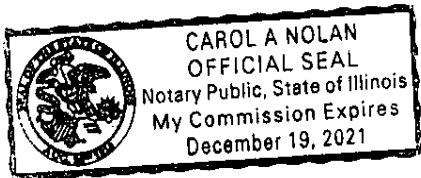
Dated: 4-22-2019

James Santilli
JAMES SANTILLI

Karen M. Skish
KAREN M. SKISH

Given under my hand and official seal this 22 day of April 2019

Carol Nolan
NOTARY



REAL ESTATE TRANSFER TAX		25-Apr-2019
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

14-29-319-036-0000 | 20190401656301 | 0-659-487-648

REAL ESTATE TRANSFER TAX		25-Apr-2019
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

14-29-319-036-0000 | 20190401656301 | 1-713-888-160

* Total does not include any applicable penalty or interest due.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 4 | 22 | 2019

SIGNATURE: Carol A. Nolan 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:

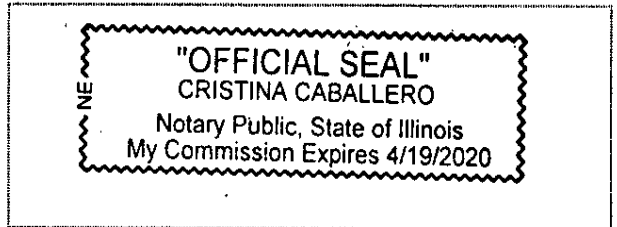
Cristina Caballero

By the said (Name of Grantor): James Santilli

On this date of: 4 | 22 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: 4 | 22 | 2019

SIGNATURE: Carol A. Nolan 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:

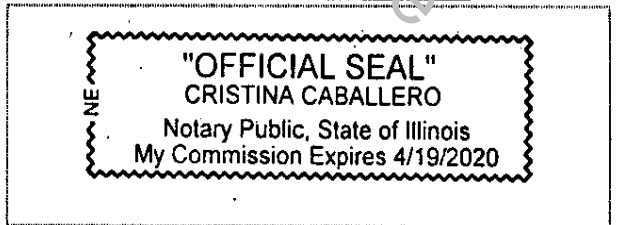
Cristina Caballero

By the said (Name of Grantee): James Santilli, Trustee

On this date of: 4 | 22 | 2019

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)