

UNOFFICIAL COPY

QUITCLAIM DEED IN TRUST



Doc# 1930934134 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/05/2019 01:26 PM PG: 1 OF 4

RECORDER'S STAMP

MAIL TO:

Jeffrey Vanna, Grantee
November 5, 2019.

5549 S. Kolmar Avenue
Chicago, Illinois 60629

NAME & ADDRESS OF TAXPAYER:

Jeffrey Vanna, Grantee
November 5, 2019.

5549 S. Kolmar Avenue
Chicago, Illinois 60629

The Grantor, Ronald Vanna, Married of the City of Chicago, County of Cook, State of Illinois, for and as a gift, CONVEYS and QUITCLAIMS to the Grantee, Jeffrey Vanna, married man, whose address is 5549 S. Kolmar Avenue, Chicago, Illinois 60629, (the "Grantee") as the sole tenant, all right, title.

All interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 37 IN BLOCK 3 IN HEGEWISCH FIRST ADDITION TO HEGEWISCH, IN SECTIONS 31 AND 32, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS;

Permanent Index Number(s): 26-31-220-012-0000

Property commonly known as: 13229 S. Buffalo Avenue, Chicago, Illinois 60632

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 re-subdivide 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

S ✓
P 4
S 1
M N
SC ✓
E ✓
INT 6

UNOFFICIAL COPY

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 other 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, 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 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 or other disposition 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.

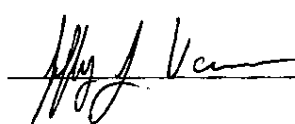
And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.


Dated this 5 day of November, 2019



Signature of Grantor



Signature of Grantee



REAL ESTATE TRANSFER TAX		05-Nov-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		05-Nov-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

26-31-220-012-0000 | 20191101636234 | 0-220-221-792

26-31-220-012-0000 | 20191101636234 | 0-840-896-864

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

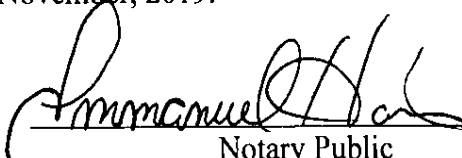
UNOFFICIAL COPY

STATE OF ILLINOIS
COUNTY OF COOK

} SS

I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT GRANTOR RONALD VANNA, is 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 he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of November, 2019.



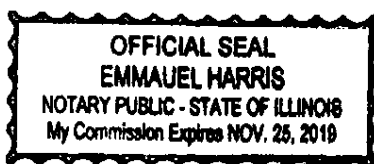
Notary Public

COOK COUNTY, IL USA

My commission expires 11-25-2019


STATE OF ILLINOIS
COUNTY OF COOK

} SS



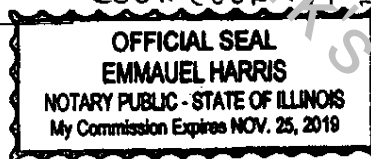
I, the undersigned, a Notary Public in and on said County, in the State aforesaid, DO HEREBY CERTIFY THAT GRANTEE, JEFFREY VANNA is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 5 day of November, 2019.



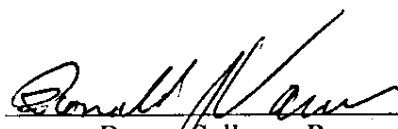
Notary Public
COOK COUNTY, IL USA

My commission expires 11-25-2019



MUNICIPAL TRANSFER STAMP (If Required)

COOK COUNTY/ILLINOIS TRANSFER STAMP



Buyer, Seller or Representative

UNOFFICIAL COPY

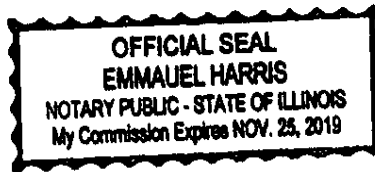
STATEMENT BY GRANTOR AND GRANTEE

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 Illinois.

Dated 11-5-2019

Signature: Ronald Vanna
Grantor or Agent

Subscribed and sworn before me
by the said Ronald Vanna
this 5 day of November, 2019
Notary Public Emmanuel Harris
COOK COUNTY, ILL USA

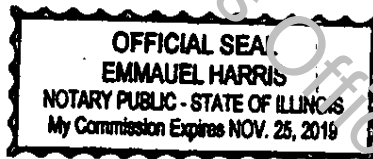


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated 11-5-2019

Signature: Jeffrey Yanna
Grantee or Agent

Subscribed and sworn before me
by the said Jeffrey Yanna
this 5 day of November, 2019
Notary Public Emmanuel Harris
COOK COUNTY, ILL USA



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 offence 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.)