

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, Illinois 60646

NAME & ADDRESS OF TAXPAYER

Azriah Y. Zomaya
5043 W. Conrad St.
Skokie, IL 60077

Doc#: 2017857230 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/26/2020 10:20 AM Pg: 1 of 6

Dec ID 20200401669152

THE GRANTOR, AZRIAH Y. ZOMAYA ("GRANTOR"), married to KHAMMI ZOMAYA, of Cook County, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, hereby CONVEYS AND WARRANTS to AZRIAH Y. ZOMAYA and DEMIEL ZOMAYA as co-trustees of the **AZRIAH Y. ZOMAYA REVOCABLE TRUST dated March 30, 2020** the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 10-21-213-006-0000 10-21-213-007-0000

ADDRESS: 5043 W. Conrad St., Skokie, IL 60077

TO HAVE AND TO HOLD the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the 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, her or their predecessor in trust.

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When there are co-trustees under the trust agreement, either co-trustee may act unilaterally as if they were sole trustee.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 30th day of March, 2020

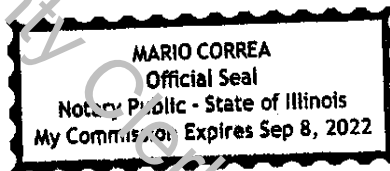
Azriah Y. Zomaya
AZRIAH Y. ZOMAYA

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT AZRIAH Y. ZOMAYA personally known to me to be the same person(s) whose name(s) 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of March, 2020

[Signature] (Notary Public)



Prepared By: Mario Correa, Esq.
6200 N. Hiawatha Ave., Ste 625
Chicago, Illinois 60646

<p>COUNTY – ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. _____ e _____ SECTION 31-45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45. DATE: <u>03/30/20</u></p> <p><u><i>Azriah Y. Zomaya</i></u> Buyer, Seller or Representative</p>
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LEGAL DESCRIPTION

LOTS 12 AND 13 IN BLOCK 3 IN A.A. LEWIS DEMPSTER TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 10-21-213-006-0000 10-21-213-007-0000

ADDRESS: 5043 W. Conrad St., Skokie, IL 60077

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

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

DATED: 3 | 30 | 20

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR's signature.

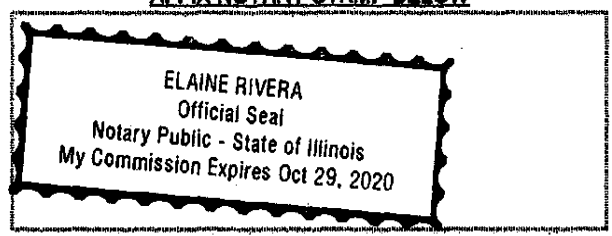
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Azalia Romay

On this date of: 3 | 30 | 20

NOTARY SIGNATURE: [Signature]

[Signature] Elaine Rivera
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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 30 | 20

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

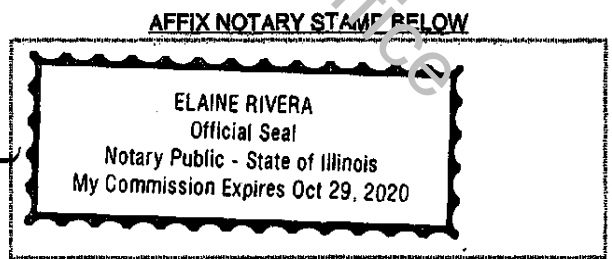
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Azalia Romay

On this date of: 3 | 30 | 20

NOTARY SIGNATURE: [Signature]

[Signature] Elaine Rivera
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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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Declaration ID: 20200401009152

Status: Closing Completed

State/County Stamp: Not Issued

Document No.: Not Recorded

City Stamp:

COOK COUNTY**Real Estate Transfer Declaration****PROPERTY IDENTIFICATION:**

Address of Property 5043 CONRAD AVE SKOKIE 60077-2165
 Street or Rural Route City ZIP

Permanent Real Estate Index No. 10-21-213-006-0000 Township _____ Niles _____

Date of Deed 3/30/2020 Type of Deed Deed in Trust

TYPE OF PROPERTY:

- Single Family Commercial
 Condo, co-op Industrial
 4 or more units (residential) Vacant Land
 Mixed use (commer. & resid.) Other (select description)

INTEREST TRANSFERRED:

- Fee title Controlling interest in real estate entity (ord. Sec. 2)
 Beneficial interest in a land trust
 Lessee interest in a ground lease Other (select description)

LEGAL DESCRIPTION:

Sec. 21 Twp. Niles Range 13

LOTS 12 AND 13 IN BLOCK 3 IN A.A. LEWIS DEMPSTER
 TERMINAL SQUARE FIRST ADDITION, BEING A SUBDIVISION
 OF PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE
 NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 21,
 TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD
 PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMPUTATION OF TAX:

Full actual consideration	10.00
Less amount of personal property included in purchase	0.00
Net consideration for real estate	10.00
Less amount of mortgage to which property remains subject	0.00
Net taxable consideration	10.00
Amount of tax stamps (\$.25 per \$500 or part thereof)	0.00

ATTESTATION OF PARTIES: we hereby declare the full actual consideration and above facts contained in the declaration to be true and correct.

AZRIAH Y. ZOMAYA 5043 CONRAD ST SKOKIE 60077-2165
 Name and Address of Seller Street or Rural Route City ZIP Code

AZRIAH Y. ZOMATA REVOCABLE TRUST 5043 CONRAD ST SKOKIE 60077-2165
 Name and Address of Buyer Street or Rural Route City ZIP Code

Buyer has a different mailing address for tax documents.

AZRIAH Y. ZOMATA REVOCABLE TRUST 5043 CONRAD ST SKOKIE IL 60077-2165
 Name or company Street address City State ZIP Code

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Declaration ID: 20200401609152

Status: Closing Completed

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Document No.: Not Recorded

City Stamp:

Exempt Transfers**(Select the Appropriate Exemption)**

Exempt transfers are subject to the requirement contained in subsection 7(c) of this ordinance.

7(c) "No transfer shall be exempt from the tax imposed by this ordinance unless the declaration describes the facts supporting the exemption and is accompanied by such supporting documentation as the Recorder may reasonably require."

- Transfer is not exempt.
- A. Transfers of real property made prior to May 21, 1979, where the deed was recorded after that date or assignments of beneficial interest in real property dated prior to August 1, 1985, where the assignment was delivered on or after August 1, 1985;
- B. Transfers involving real property acquired by or from any governmental body or acquired by any corporation, society, association, foundation, or institution organized and operated exclusively for charitable, religious, or educational purposes or acquired by any international organization not subject to local taxes under applicable law;
- FEIN of entity holding IRS Tax Exempt Status _____
- Note: Prepare to present proof of IRS tax exempt status, if requested, at time of recording.
- C. Transfers in which the deed, assignment, or other instrument of transfer secures debt or other obligation;
- D. Transfers in which the deed, assignment, or other instrument of transfer, without additional consideration, confirms, corrects, modifies, or supplements a deed, assignment, or other instrument of transfer previously recorded or delivered;
- E. Transfers in which the transfer price is less than \$100.00;
- F. Transfers in which the deed is a tax deed;
- G. Transfers in which the deed, assignment, or other instrument of transfer releases property which secures debt or other obligations;
- H. Transfers in which the deed is a deed of partition; provided, however, that if a party receives a share greater than its undivided interest in the real property, then such party shall be liable for tax computed upon any consideration paid for the excess;
- I. Transfers between a subsidiary corporation and its parent or between subsidiary corporations of a common parent either pursuant to a plan of merger or consolidation or pursuant to an agreement providing for the sale of substantially all of the seller's assets;
- J. Transfers from a subsidiary corporation to its parent for no consideration other than the cancellation or surrender of the subsidiary's stock and transfers from a parent corporation to its subsidiary for no consideration other than the issuance or delivery to the parent of the subsidiary's stock;
- K. Transfers made pursuant to a confirmed plan of reorganization as provided under section 1146 (c) of Chapter 11 of the U.S. Bankruptcy Code of 1978, as amended;
- Provide bankruptcy court docket number: _____
- L. Deeds representing transfers subject to the imposition of a documentary stamp tax imposed by the government of the United States, except that such deeds shall not be exempt from filing the declaration; and
- M. Transfers in which the deed or other instrument of transfer is issued to the mortgagee or secured creditor pursuant to a mortgage or security interest foreclosure proceeding or sale or pursuant to a transfer in lieu of foreclosure.