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Doc#: 2021607399 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/03/2020 02:06 PM Pg: 1 of 4

Dec ID 20200601611838

DEED IN TRUST

THE GRANTOR: James C. Sikora and Marcia Sikora, husband and wife, 3900 Harvey Avenue, Western Springs, IL 60558, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

hereby convey and quit claim to James C. Sikora and Marcia Sikora, husband and wife, as **Co-Trustees** under the terms and provisions of a certain **Trust Agreement dated May 11, 2020**, and designated as the **Sikora Joint Trust, GRANTEE**, of which James C. Sikora and Marcia Sikora are the primary beneficiaries, said beneficial interest to be held not as tenants in common, nor as joint tenants with rights of survivorship, but as **TENANTS BY THE ENTIRETY**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

Lot 1 in Block 5 in Martin's Addition to Field Park, a Subdivision in the East 3/8 of the West 1/2 of Section 5, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER (PIN): 18-05-106-011

ADDRESS(ES) OF REAL ESTATE: 3900 Harvey Avenue, Western Springs, IL 60558

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTORS' AND GRANTEES' REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that

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at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only interested in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Co-Trustee herein named, to act, or upon his or her removal from the County, _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or upon condition, or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 11 day of May, 2020.

Please Print James C Sikora (SEAL) Marcia Sikora
 or type James C. Sikora (SEAL) Marcia Sikora
 names(s)
 below
 Signature

The Grantees, James C. Sikora and Marcia Sikora, Trustees, under the provisions of the Trust Agreement dated May 11, 2020, as may be amended and restated from time to time, hereby acknowledge and accept this conveyance into said Trust.

James C Sikora
James C. Sikora, , Trustee as aforesaid

Marcia Sikora
Marcia Sikora, Trustee as aforesaid

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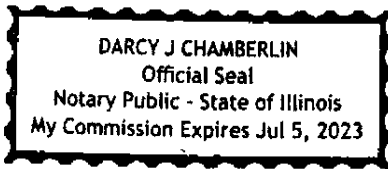
STATE OF ILLINOIS)
) ss.
COUNTY OF DU PAGE)

James C. Sikora and Marcia Sikora, the Grantors, known to me to be the same persons whose names are subscribed to the foregoing instrument, physically present in the State of Illinois, appeared before me, a Notary Public in the State of Illinois, on May 11, 2020 by two-way, real time audio-visual communication. In compliance with Executive Order 2020-14 and the Illinois Secretary of State guidance for remote notaries and consumers:

James C. Sikora and Marcia Sikora acknowledged to me they were physically present in the State of Illinois at the time of signing;

James C. Sikora and Marcia Sikora showed me each and every page of this document and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

[Seal]



Darcy Chamberlin

Notary Public
My commission expires: 7.5.2023

THIS INSTRUMENT WAS PREPARED BY:

Darcy J. Chamberlin, Esq.
1200 Harger Road
Suite 209
Oak Brook, IL 60523-1816

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph e and Cook County Ord. 93-0-27 par. e.

Date: 5.11.2020

Agent: *Darcy Chamberlin*

MAIL TO:

Darcy J. Chamberlin
1200 Harger Road, Suite 209
Oak Brook, Illinois 60523-1816

SEND SUBSEQUENT TAX BILLS TO:

James C. Sikora, Trustee
Marica Sikora, Trustee
3900 Harvey Avenue
Western Springs, IL 60558

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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: 6 15 2020

SIGNATURE: [Signature]
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:

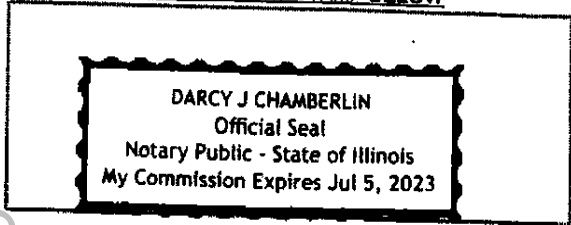
By the said (Name of Grantor): Agent Jill Jett

On this date of: 6 15 2020

NOTARY SIGNATURE: [Signature]

Darcy J. Chamberlin

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: 6 15 2020

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:

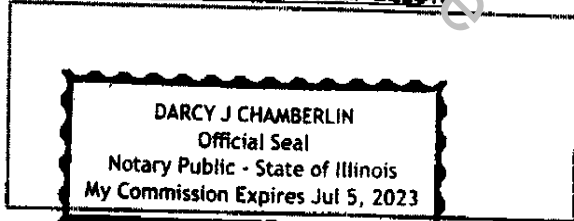
By the said (Name of Grantee): Agent Jill Jett

On this date of: 6 15 2020

NOTARY SIGNATURE: [Signature]

Darcy J. Chamberlin

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)**)