

# UNOFFICIAL COPY

Doc#: 2035317205 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/18/2020 01:22 PM Pg: 1 of 4

Dec ID 20201101646954  
ST/CO Stamp 0-377-351-136

## DEED IN TRUST

Chicago Title 1 of 1  
20037724HH  
Accom

THE GRANTOR, **NEIL A. MARZANO**, single, of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations in hand paid **CONVEYS** and **QUIT CLAIMS/WARRANTS** unto **NEIL A. MARZANO**, as Sole Trustee of **THE NEIL A. MARZANO LIVING TRUST DATED MAY 11, 2017**, as grantee and unto all and every successor or successors in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois to wit:

UNIT 3173-2-E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN VILLAS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25965689, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 24-24-300-044-1014

Address of Real Estate: 3173 W. 115<sup>th</sup> ST., UNIT 2E, MERRIONETTE PARK, IL 60803

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 in 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 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; 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.

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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 purchase 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 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, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar or Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantors aforesaid have set his hand and seal on Oct 29, 2020

Neil A. Marzano  
Neil A. Marzano

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that NEIL A. MARZANO, 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 the said instruments as his 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 on this 29 day of Oct, 2020



Katie Bowen  
Notary Public

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## TRUSTEE ACCEPTANCE

The Grantee, NEIL A. MARZANO, as Sole Trustee of THE NEIL A. MARZANO LIVING TRUST DATED MAY 11, 2017, hereby acknowledges and accepts this conveyance into the said Trust.



Neil A Marzano, As Trustee Aforesaid

Property of Cook County Clerk's Office

EXEMPT UNDER PROVISIONS OF PARAGRAPH "E" SECTION 4, REAL ESTATE TRANSFER STAMP ACT AND UNDER SECTION E OF 3-33-060 OF THE CITY OF CHICAGO MUNICIPAL ORDINANCE

Date: Oct. 29, 2020



BUYER, SELLER, REPRESENTATIVE

This instrument was prepared by:  
Katie Bowen  
Cotter Bowen Law Firm LLC  
4544 West 103rd Street  
Suite 102  
Oaklawn, Illinois 60453

Send subsequent tax bills to:  
Neil A Mazano  
2539 W 115<sup>TH</sup> Pl.  
Chicago, IL 60655

Mail Recorded Instrument to:  
Neil A Mazano  
2539 W 115<sup>TH</sup> Pl.  
Chicago, IL 60655

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## STATEMENT OF GRANTOR/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 the State of Illinois.

Date: Oct 29, 2020      Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Neil A. Marzano this 29 day of October, 2020.



Notary Public: [Handwritten Signature]

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 the State of Illinois.

Date: Oct 29, 2020      Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Neil A. Marzano this 29 day of October, 2020.



Notary Public: [Handwritten Signature]

NOTE: Any person who knowingly submits a false claim concerning the identity of a grantee shall be guilty of a class A misdemeanor for a first-time offense and of a Class A misdemeanor for a subsequent offense(s).  
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 Act.