

GRANTORS, Marlene E. Armetta, Joseph J. Armetta IV and Jason B. Armetta, being the sole heirs of Joseph James Armetta, deceased, of 10944 Endeavor Drive, Parker, Colorado 80134,

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and QUIT CLAIM to: Marlene E. Armetta, Successor Trustee of the Joseph J. Armetta III Living Trust dated August 4, 2003, of 10944 Endeavor Drive, Parker, Colorado 80134, and to any and all successors as Trustee

appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: UNIT 1E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 2548 WEST IRVING PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1525229087, IN THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P6, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PIN: 13-13-416-034-1001

Property Address: 2548 West Irving Park Road, Unit 1E, Chicago, Illinois 60618

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreements 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, divided 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, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases 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 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 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.



2100540050

Doc# 2100540050 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/05/2021 10:58 AM PG: 1 OF 5

For Recorder's Use

UNOFFICIAL COPY

All 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.

The Grantor(s) hereby waive(s) and release(s) 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 17 day of 11, 2020.

Marlene E. Armetta
Marlene E. Armetta

ACCEPTANCE BY TRUSTEE:

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Joseph J. Armetta III Living Trust dated August 4, 2003

By: Marlene E. Armetta
Marlene E. Armetta, Successor Trustee of the Joseph J. Armetta III Living Trust dated August 4, 2003


STATE OF COLORADO)
COUNTY OF Douglas



I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Marlene E. Armetta, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and seal this 17th day of NOV, 2020.

Kimberly Gabel
Notary Public

**KIMBERLY GABEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034005904
MY COMMISSION EXPIRES 03/30/2023**

REAL ESTATE TRANSFER TAX		05-Jan-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

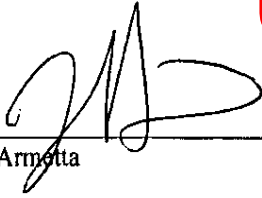
REAL ESTATE TRANSFER TAX		05-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-13-416-034-1001 | 20201201694170 | 0-715-030-544

13-13-416-034-1001 | 20201201694170 | 0-044-072-976

* Total does not include any applicable penalty or interest due

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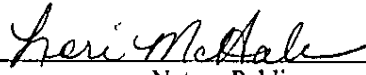


Jason B. Armetta

STATE OF Colorado)
COUNTY OF Douglas)

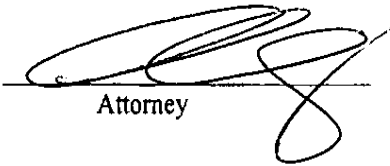
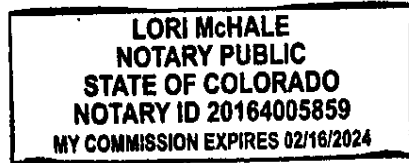
I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Jason B. Armetta, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument 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 my hand and seal this 17th day of November, 2020.



Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)



Attorney

12/3/2020

Date

Property of Cook County Clerk's Office

Deed prepared by: Huck Bouma PC Anastasia Xinos 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Marlene E. Armetta, Successor Trustee 10944 Endeavor Drive Parker, Colorado 80134	After recording return to: Huck Bouma PC Anastasia Xinos 1755 S. Naperville Road, #200 Wheaton, IL 60189
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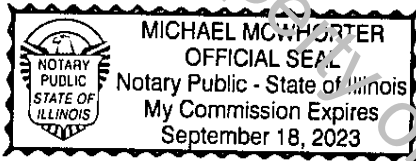
UNOFFICIAL COPY

Joseph J. Armetta IV

STATE OF IL)
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Joseph J. Armetta, 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 instrument 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 my hand and seal this 17 day of Nov, 2020.



Notary Public

Cook County Clerk's Office

UNOFFICIAL COPY

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: 11 | 17 | 20

SIGNATURE: Marlene E. Armetta
Marlene E. Armetta GRANTOR or AGENT

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

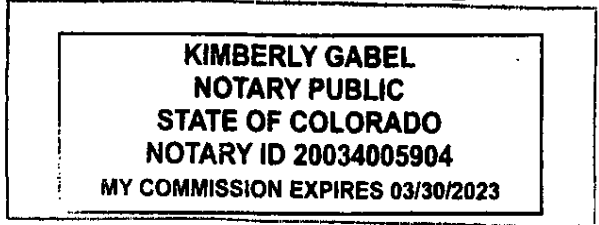
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Marlene E. Armetta

On this date of: 11 | 17 | 20

NOTARY SIGNATURE: Kimberly Gabel

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: 11 | 17 | 20

SIGNATURE: Marlene E. Armetta
Marlene E. Armetta, GRANTEE or AGENT Successor Trustee

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

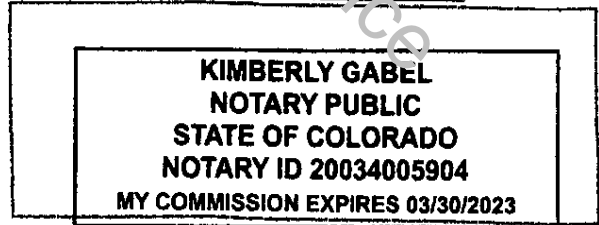
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Marlene E. Armetta, Successor Trustee

On this date of: 11 | 17 | 20

NOTARY SIGNATURE: Kimberly Gabel

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)