

UNOFFICIAL COPY

Doc#: 2101920161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/19/2021 04:56 PM Pg: 1 of 3

Dec ID 20201201680121
ST/CO Stamp 0-925-487-072
City Stamp 1-978-953-696

20-31411

WARRANTY DEED
Individual to Trust

Grantors, ROBERT DePALMA and JULIE DePALMA, husband and wife, of 7207 W. Coyle Avenue, Chicago, IL 60631, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to ROBERT DePALMA, not personally, but as trustee of the ROBERT DePALMA TRUST AGREEMENT DATED NOVEMBER 1, 2020, or his successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

LOT 48 IN ARTHURE DUNAS VILLA, BEING A SUBDIVISION IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, PER PLAT REGISTERED JUNE 14, 1923 AS DOCUMENT NO. 185477 IN COOK COUNTY, ILLINOIS.

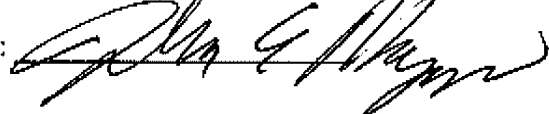
Parcel Identification Number: 09-36-223-014-0000
Commonly known as: 7207 W. Coyle Avenue, Chicago, IL 60631

hereinafter called the real estate, 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 hereby granted to trustee or trustee's 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 shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof 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, or 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.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

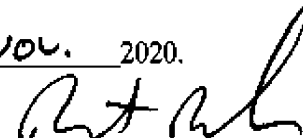
Date: 11/20/2020 By: 

UNOFFICIAL COPY

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that 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 the predecessor in trust.

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

Executed at Northbrook, Illinois on the 20 day of Nov., 2020.

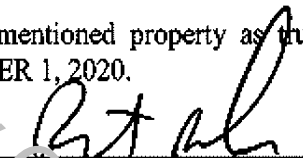


ROBERT DePALMA, Grantor



JULIE DePALMA, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the ROBERT DePALMA TRUST AGREEMENT DATED NOVEMBER 1, 2020.

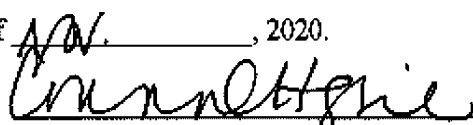


ROBERT DePALMA, Trustee

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of said, certify that ROBERT DePALMA and JULIE DePALMA, personally known to me to be the same person(s) whose name(s) is 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.

Given under my hand and notarial seal this 20 day of Nov., 2020.



Notary Public

Prepared by and Mail To:
The Wochner Law Firm
707 Skokie Blvd., Suite 500
Northbrook, IL 60062



Send Tax Bills To:
Robert & Julie DePalma
707 W. Coyle Avenue
Chicago, IL 60631

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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: 11 | 20 | 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:

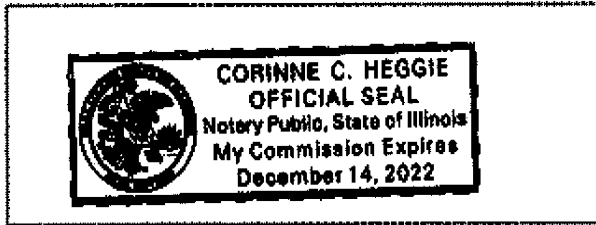
By the said (Name of Grantor): Agent John E. Heggie

On this date of: 11 | 20 | 2020

NOTARY SIGNATURE: [Signature]

[Signature]
Agent

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 | 20 | 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:

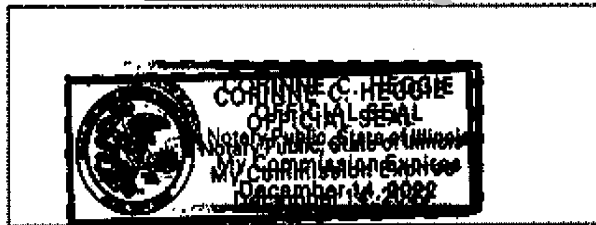
By the said (Name of Grantee): Agent John E. Heggie

On this date of: 11 | 20 | 2020

NOTARY SIGNATURE: [Signature]

[Signature]
Agent

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)

