

WARRANTY DEED IN TRUST

Illinois Statutory – Cook County

MAIL TO:

Michael Oboza and Linda Oboza,
6218 N. Kirshoff St., #101
Rosemont, IL 60018

NAME AND ADDRESS
OF TAXPAYER:

Michael Oboza and Linda Oboza,
6218 N. Kirshoff St., #101
Rosemont, IL 60018



Doc# 2101928021 Fee \$93.00

RHSP FEE:59.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2021 11:27 AM PG: 1 OF 4

THE GRANTORS, Michael K. Oboza, Linda L. Oboza, and Michael C. Oboza, of 6218 N. Kirschoff St., #101, in the city of Rosemont, in the County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to:

Michael Oboza and Linda Oboza, whose address is 6218 N. Kirschoff St., #101, Rosemont, Illinois, 60018, not as individuals but in their capacity as Trustees under the provisions of a trust agreement dated October 13, 2020, and known as The Michael and Linda Oboza Joint Revocable Trust of 10/13/2020 (THE GRANTEES),

all interest in the following described real estate situated in the County of Cook and State of Illinois, to-wit:

UNIT NO. 701-3 "B" IN PARK PLACE CONDOMINIUM AS DELINEATED ON SURVEY OF REAL ESTATE DESCRIBED AS FOLLOWS: LOTS 7 AND 8 IN ANDERSON'S BUSSE HIGHWAY RESUBDIVISION OF LOT 20 AND LOT 21 (EXCEPT THE NORTHWESTERLY 75 FEET THEREOF) OF DALE D. SHEETS CO'S PARK AVENUE TERRACE, BEING A SUBDIVISION OF LOTS 4 AND 5 IN GILICK'S SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID ANDERSON'S BUSSE HIGHWAY RESUBDIVISION, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT NUMBER LR 3410093 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

S Y
P 4-GG
S N
M Y
SC Y
E N
INT A.V.
D 10-18-20

Permanent Real Estate Index Number(s): 09-27-210-085-1008

Address of Real Estate: 701 Busse Highway, #3B, Park Ridge, IL 60068

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 is hereby granted to said trustee(s) to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase,

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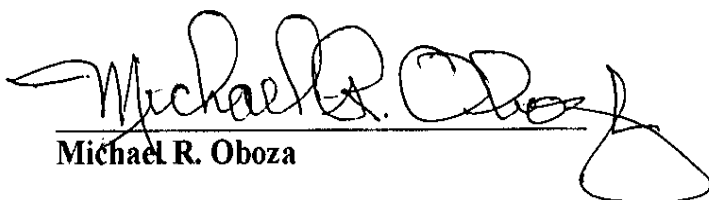
to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in said trustee, to donate, to dedicate, 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 praesenti or futuro, 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, or any part thereof, for other real or personal 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.

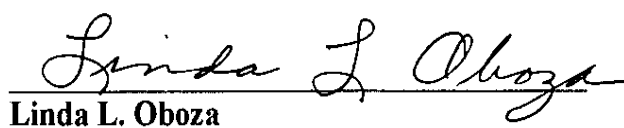
In no other case shall any party dealing with said trustee(s) in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises, or be obliged 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(s) 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(s) 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 its, his, or their predecessor in trust.

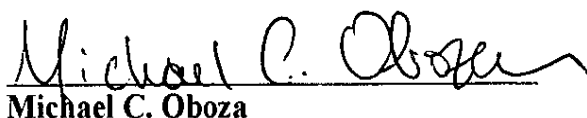
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said grantors hereby expressly waive and release 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 hereunto set their hand this 13<sup>th</sup> day of October, 2020.

  
 Michael R. Oboza

  
 Linda L. Oboza

  
 Michael C. Oboza

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STATE OF ILLINOIS )

) ss

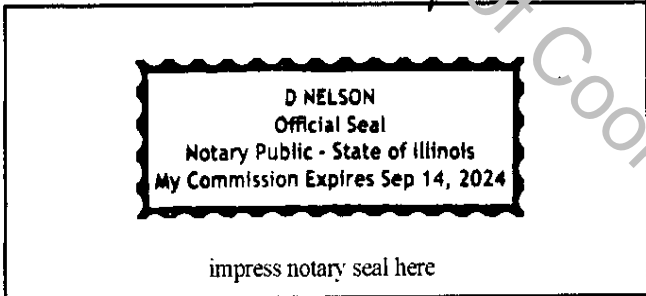
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY THAT Michael R. Oboza, Linda L. Oboza, and Michael C. Oboza, personally known to me to be the same individuals whose names are subscribed on the foregoing instrument, appeared before me on 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 notarial seal this 13 th day of October, 2020.

[Signature]  
Signature of Notary Public

My commission expires on 9/14, 2024.



REAL ESTATE TRANSFER TAX		29-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-27-210-085-1008   20201001635300   1-415-922-656		

**SEND SUBSEQUENT TAX BILLS TO:**

Michael Oboza and Linda Oboza,  
6218 N. Kirshoff St., #101  
Rosemont, IL 60018

Exempt under 35 ILCS 200/31-45 Paragraph (e), Section 4, of the Real Estate Transfer Act.

Prepared By:  
The Law Office of Doug Nelson, P.C.  
180 N. LaSalle St., Suite 3700  
Chicago, IL 60601

Date: 10/13, 2020

[Signatures]  
Signature of Buyer, Seller, or Representative

# 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: 10 | 13 | 2020

SIGNATURE: *Michael R. Obora*  
GRANTOR or AGENT

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

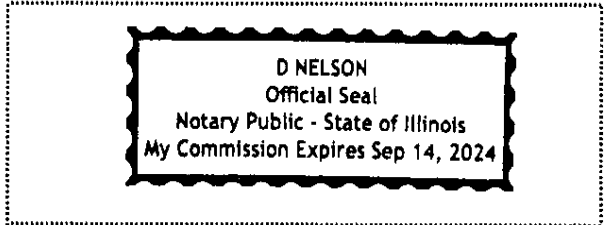
Subscribed and sworn to before me, Name of Notary Public: *Douglas Nelson*

By the said (Name of Grantor): *Michael R, Michael C. + Linda Obora*

On this date of: 10 | 13 | 2020

NOTARY SIGNATURE: *Douglas Nelson*

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: 10 | 13 | 2020

SIGNATURE: *Michael R. Obora*  
GRANTEE or AGENT

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

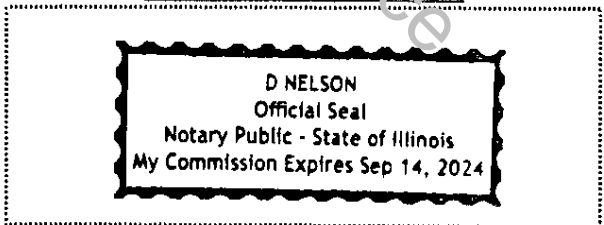
Subscribed and sworn to before me, Name of Notary Public: *Douglas Nelson*

By the said (Name of Grantee): *Michael R. Obora, Linda Obora*

On this date of: 10 | 13 | 2020

NOTARY SIGNATURE: *Douglas Nelson*

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)**)