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Doc#: 2108520372 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/26/2021 02:55 PM Pg: 1 of 5

Dec ID 20201201691391

DEED IN TRUST Illinois

MAIL TO:
Amro Shamaileh
MST Law
2040 N. Harlem Avenue
Elmwood Park, IL 60707

NAME AND ADDRESS OF
TAXPAYER:
Joseph Lazzara
731 Forest Avenue
Oak Park, IL 60302

THE GRANTOR(S) Joseph Lazzara and Lisa Lazzara, a married couple, of 731 Forest Avenue, Oak Park, IL 60302, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIM'S unto the grantee Joseph Lazzara, as trustee of the JOSEPH LAZZARA REVOCABLE TRUST dated October 12th, 2020, the beneficial interest of said trusts being held by the entirety in all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description: SEE ATTACHED LEGAL DESCRIPTION

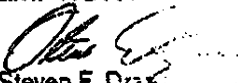
Permanent Index Number(s): 16-07-212-010-1098

Property Address: 210 N. Oak Park Avenue #3GG, Oak Park, IL 60302

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 agreements 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 all ways; 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; 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 the present or in the 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 99 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

EXEMPTION AFFIDAVIT


Steven E. Draz
Village of Oak Park

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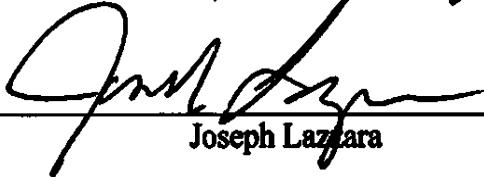
part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no 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 obliged to see to the application of any purchase money, rent or 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 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, 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 grantor(s) hereby expressly waive(s) and release(s) 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.

DATED: October 12, 2020



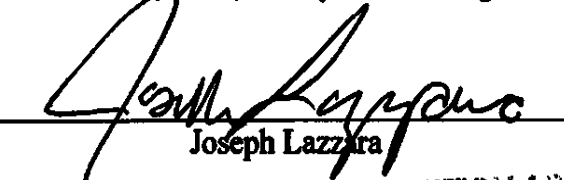
Joseph Lazzara



Lisa Lazzara

TRUSTEE ACCEPTANCE

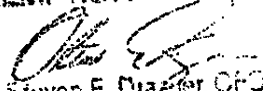
The Grantee(s), Joseph Lazzara, as Trustee(s) under the provisions of a trust dated the day of October 12th, 2020, and ~~Lisa Lazzara, as Trustee(s) under the provisions of a trust dated the day of October 12th, 2020,~~ hereby acknowledge and accept this conveyance into the said trusts.



Joseph Lazzara



Lisa Lazzara

EXEMPTION APPLIED

Steven E. Drazer, CFP
Village of Oak Park

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STATE OF ILLINOIS)
County of Cook)

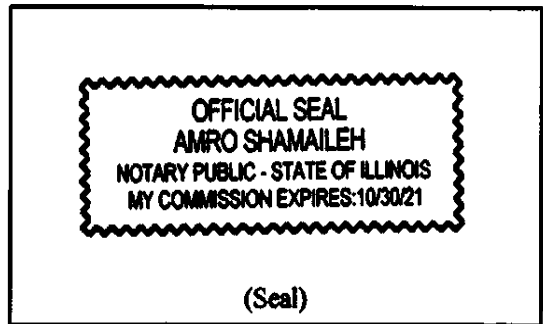
I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Joseph Lazzara and Lisa Lazzara, personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they/he/she signed, sealed and delivered the said instrument as their/his/her 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 12 day of October, 2020.



Notary Public

My commission expires on: 10/30/21



NAME AND ADDRESS OF
PREPARER:
Amro Shamaileh
Mohammed, Shamaileh & Tabahi Law
Firm, LLC
2040 N. Harlem Avenue
Elmwood Park, IL 60707
847-916-7800

COUNTY-ILLINOIS TRANSFER STAMPS:

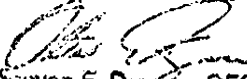
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW.

DATE:



Buyer, Seller or Representative

EXEMPTION APPROVED


Steven E. Draeger, CFO
Village of Oak Park

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LEGAL DESCRIPTION

Unit 3GG together with its undivided percentage interest in the common elements in Santa Maria Condominium as delineated and defined in the Declaration recorded as Document No. 96402515, as amended in the Northeast 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois

Permanent Index Number(s): 16-07-212-010-1098

Property Address: 210 N. Oak Park Avenue #3GG, Oak Park, IL 60302

Property of Cook County Clerk's Office

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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: 10 | 12 | 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:

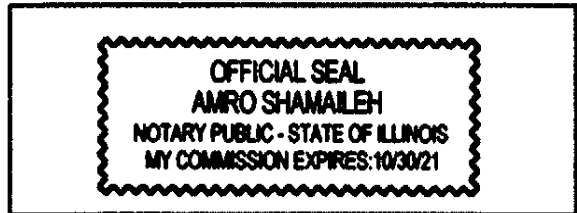
Amro Shamaileh

By the said (Name of Grantor): Asst

On this date of: 10 | 12 | 2020

NOTARY SIGNATURE: [Signature]

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 | 12 | 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:

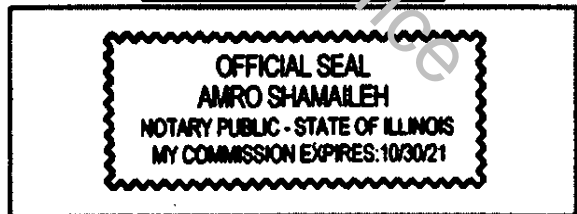
Amro Shamaileh

By the said (Name of Grantee): Asst

On this date of: 10 | 12 | 2020

NOTARY SIGNATURE: [Signature]

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)**

rev. on 10.17.2016

NOTATION APPROVED

[Signature]
Notary Public