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Doc#: 2111746141 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/27/2021 03:25 PM Pg: 1 of 5

Dec ID 20210401605222
ST/CO Stamp 0-513-453-584
City Stamp 0-839-568-912

QUIT CLAIM DEED

The GRANTOR, RITA M. JOZEFOWICZ, a divorced woman not since remarried as her sole and exclusive property of 2932 North Nordica, Chicago, Illinois 60634, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to RITA M. JOZEFOWICZ, Trustee of the RITA M. JOZEFOWICZ TRUST DATED August 21, 2020, or to her successor trustee or trustees of 2932 North Nordica, Chicago, Illinois 60634, GRANTEE, the following described real estate situated in the County of COOK, in the State of ILLINOIS, and more fully described as:

THE SOUTH ½ OF THE NORTH 2/3 OF LOT 42 IN I. J. RUTHERFORD'S THIRD ADDITION TO MONTCLARE IN THE NORTH WEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey, or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner

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thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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 real estate, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire in to the necessity or expediency of any act of said Trustee; or be obligated or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 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 or in some amendment thereof and is 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 by 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 their predecessor in trust.

Permanent Real Estate Index Number(s): 13-50-120-022

Address(es) of Real Estate: 2932 NORTH NORDICA, CHICAGO, ILLINOIS 60634

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

DATE: August 4, 2020

Maylene P. Kulla, Attorney

Signature of Buyer, Seller or Representative

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IN WITNESS WHEREOF, the undersigned have executed and delivered this instrument on this 21 day of August, 2020.

Rita M. Jozefowicz
RITA M. JOZEFOWICZ

ACCEPTED:

Rita Jozefowicz
RITA JOZEFOWICZ
TRUSTEE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that RITA M. JOZEFOWICZ and RITA JOZEFOWICZ, AS TRUSTEE who are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 official seal, this 21 day of August, 2020.

Commission expires



Mary Ellen P. Hulce
Notary Public

THIS INSTRUMENT PREPARED BY:

MAIL TO:
MARY ELLEN HULCE
Attorney at Law
134 Briar Brae Road
Stamford, CT 06903

SEND SUBSEQUENT TAX BILLS TO:
RITA JOZEFOWICZ, Trustee
2932 North Nordica
Chicago, Illinois 60634

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PLAT ACT AFFIDAVIT

STATE OF ILLINOIS }
 } SS
 COUNTY OF COOK }

RITA M. JOZEFOWICZ

being duly sworn on oath, states that she resides
 at 2932 NORTH NORDICA, CHICAGO, IL 60634. That the attached deed is not in
 violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
 8. Conveyances made to correct legal descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Rita Jozefowicz

SUBSCRIBED AND SWORN TO before me

this 21 day of August, 2020.

Mr. P. K. Hoda
 Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

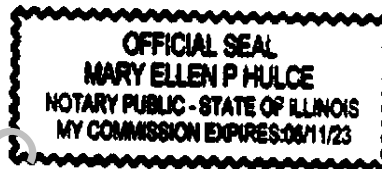
GRANTOR:
RITA M. JOZEFOWICZ

Dated: August 21, 2020 Signature: Rita M. Jozefowicz
RITA M. JOZEFOWICZ

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 DAY OF August, 2020.

Mary Ellen P. Hulce

NOTARY PUBLIC



The grantee or his or her agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

GRANTEE:
RITA JOZEFOWICZ, TRUSTEE OF THE RITA JOZEFOWICZ TRUST DATED
AUGUST 21, 2020

Dated: August 21, 2020 Signature: Rita Jozefowicz
RITA M. JOZEFOWICZ, TRUSTEE, GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 21 DAY OF August, 2020.

Mary Ellen P. Hulce

NOTARY PUBLIC

