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DEED IN TRUST (ILLINOIS)

Doc#: 2120125320 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 03:51 PM Pg: 1 of 4

Dec ID 20210701602266

THE GRANTORS, ARTHUR ALFRED DINVERNO, and JAMIE SANDOVAL DINVERNO, husband and wife, who reside at 828 South Lincoln Avenue, Park Ridge, Illinois 60068, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto the Grantees:

ARTHUR DINVERNO, not individually but solely as Trustee under the provisions of a trust agreement known as the ARTHUR DINVERNO TRUST AGREEMENT dated May 18, 2021, and unto all and every successor or successors in trust under said trust agreement, an undivided one-half interest thereof, and JAMIE DINVERNO, not individually but solely as Trustee under the provisions of a trust agreement known as the JAMIE DINVERNO TRUST AGREEMENT dated May 18, 2021, and unto all and every successor or successors in trust under said trust agreement, an undivided one-half interest thereof, as tenants by the entirety, of the following described real property in the County of Cook and State of Illinois, to wit:

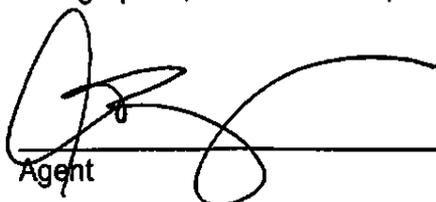
LOT 12 IN BLOCK 13 IN THE HULBERT DEVONSHIRE TERRACE, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL, ACCORDING TO PLAT THERE OF, RECORDED MAY 23, 1924 IN BOOK 188 OF PLATS, PAGE 27, AS DOCUMENT NO. 8432592, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 09-35-313-017-0000

Address of real estate: 828 SOUTH LINCOLN AVENUE, PARK RIDGE, ILLINOIS 60068

Exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

6/15/2021
Date


Agent

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement 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 alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired;

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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 praesenti or in 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 time 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 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 hereunder; (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 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.

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STATEMENT BY GRANTOR AND GRANTEE

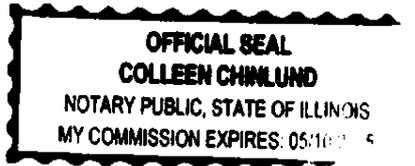
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Dated: June 15th, 2021

Signature *Arto Demir*
Grantor

Subscribed and sworn to before me by the said Grantor this 15 day of June, 2021.

Notary Public *[Signature]*



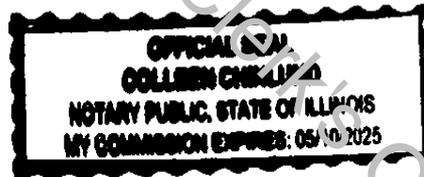
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Dated: June 15th, 2021

Signature *Arto Demir*
Grantee

Subscribed and sworn to before me by the said Grantee this 15 day of June, 2021.

Notary Public *[Signature]*



NOTE: 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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)