

UNOFFICIAL COPY



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Doc# 2120319019 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/22/2021 11:20 AM PG: 1 OF 6

**DEED IN TRUST**  
Illinois

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

NAME AND ADDRESS OF  
TAXPAYER:

Ivan Coss  
2105 N Menard  
Chicago, IL 60639

THE GRANTOR(S) Ivan Coss, a married man, of 2105 N Menard, Chicago, IL 60639, and Jonathan Coss, for and in consideration of TEN DOLLARS and other good and valuable considerations in hand paid, CONVEY AND QUIT CLAIMS unto the grantee, Ivan Coss, trustee of the IVAN COSS REVOCABLE TRUST dated 12/3/2020, 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):** 13-32-223-025-0000

**Property Address:** 2120 North Mango Avenue, Chicago, IL 60639

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 alleys; 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 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

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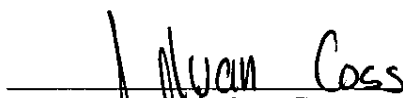
considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

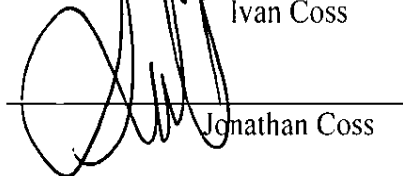
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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 it, 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.

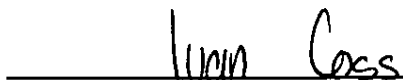
DATED: 12-03, 2020

  
 \_\_\_\_\_  
 Ivan Coss

  
 \_\_\_\_\_  
 Jonathan Coss

**Trustee Acceptance**

The Grantee(s), Ivan Coss, as Trustee(s) under the provisions of a trust dated the day of December 3<sup>rd</sup>, 2020, and commonly known as the IVAN COSS REVOCABLE TRUST dated 12/3/2020, hereby acknowledge and accept this conveyance into the said trust.

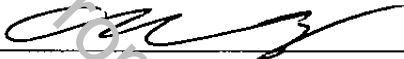
  
 \_\_\_\_\_  
 Ivan Coss as trustee

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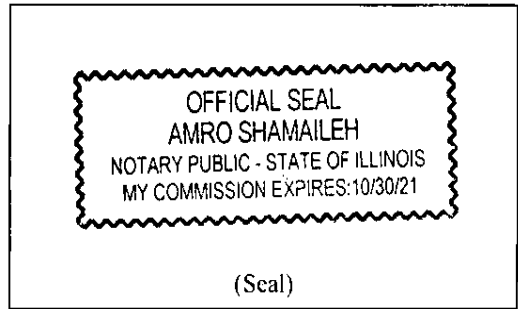
STATE OF ILLINOIS )  
County of Cook )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY THAT Ivan Coss and ~~Jonathan Coss~~, 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 3rd day of December, 2020.

  
\_\_\_\_\_  
Notary Public

My commission expires on: 10-30-21




(Seal)


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

REAL ESTATE TRANSFER TAX	22-Jul-2021
	CHICAGO: 0.00
	CTA: 0.00
	TOTAL: 0.00 *

13-32-223-025-0000 | 20210601687901 | 0-241-279-760

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	22-Jul-2021
 	COUNTY: 0.00
	ILLINOIS: 0.00
	TOTAL: 0.00

13-32-223-025-0000 | 20210601687901 | 1-431-767-824

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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 ~~Ivan Coss and~~ Jonathan Coss, 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 4 day of December, 2021

  
\_\_\_\_\_  
Notary Public


My commission expires on 10-30-21



(Seal)

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 SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

DATE:  
  
\_\_\_\_\_  
Buyer, Seller or Representative

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

**LOTS 33 AND 34 IN BLOCK 4 IN CENTRAL AVENUE SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, LYING SOUTH OF GRAND AVENUE, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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**Permanent Index Number(s):** 13-32-223-025-0000

**Property Address:** 2120 North Mango Avenue, Chicago, IL 60639

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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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: 12 | 14 | 2020

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:

FURQAN MOHAMMED

By the said (Name of Grantor): Ivan Coss

On this date of: 12 | 14 | 2020

NOTARY 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: 12 | 14 | 2020

SIGNATURE:  \_\_\_\_\_  
GRANTEE or AGENT

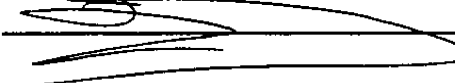
**GRANTEE NOTARY SECTION:** The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

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

FURQAN MOHAMMED

By the said (Name of Grantee): Ivan Coss Revocable Trust

On this date of: 12 | 14 | 2020

NOTARY 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)**)