

UNOFFICIAL COPY

Deed in Trust ILLINOIS STATUTORY

MAIL TO:

THE KDK 0162 TRUST
615 Grove Lane
Forest Park, Illinois 60130

NAME & ADDRESS OF TAX

PAYER:

THE KDK 0162 TRUST
615 Grove Lane
Forest Park, Illinois 60130



Doc# 2122519048 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/13/2021 01:32 PM PG: 1 OF 5

THE GRANTOR (S)

Karim Adam Benyaich and Mouna El Hajjari, husband and wife, of Cook County, of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS and other good and valuable consideration(s) in hand paid, CONVEY AND QUIT CLAIM to **Karim Adam Benyaich, as Trustee of THE KDK 0162 TRUST** dated July 20th, 2021, under Trust Number 2019DK0162, and any amendments thereto, all right, title, and interest in and to the following described real estate situated in Cook County in the State of Illinois, to wit:

(LEGAL DESCRIPTION) SEE ATTACHED EXHIBIT A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds; leases; lease of coal, oil, gas, under, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his her, or their predecessor in trust.

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EXEMPT UNDER PROVISIONS OF SECTION 31-45 (e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e)

Permanent Index Number(s): 15-13-109-051-1023
Property Address: 615 Grove Lane, Forest Park, Illinois 60130

REAL ESTATE TRANSFER TAX		13-Aug-2021	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
15-13-109-051-1023		20210801627544 1-592-764-176	

Dated this 27th day of July 2021.

Karim Adam Benyaich (SEAL)
Karim Adam Benyaich

Mouna El Hajoui (SEAL)
Mouna El Hajoui

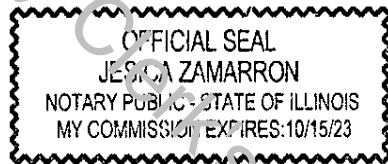
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

EXEMPT VILLAGE OF FOREST PARK PROPERTY COMPLIANCE No. 9071 8-4-21 Approved/Date

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Karim Adam Benyaich and Mouna El Hajoui**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 27th day of July 2021.

Jessica Zamarron
Notary Public



If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME AND ADDRESS OF PREPARER:
David Koch
Koch & Associates, P.C
5947 West 35th Street
Cicero, IL 60804

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 E SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 07-27-2021

Mouna El Hajoui
Signature of Buyer, Seller, or Representative

- This conveyance must contain the name and address of the Grantee for tax billing purposes: (55ILCS5/3-5020) and name and address of the person preparing the instrument: (55 ILCS5/3-5022).

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EXHIBIT A

ADDRESS OF REAL ESTATE: 615 Grove Lane, Forest Park, Illinois 60130
PERMANENT REAL ESTATE IDENTIFICATION NUMBER: 15-13-109-051-1023
COUNTY: Cook

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 615 IN THE RESIDENCES AT THE GROVE TOWNHOME CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 3, 4, 9 AND 10 IN THE RESIDENCES AT THE GROVE, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 2006 AS DOCUMENT NUMBER 0536203040, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615932017 TO THE, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

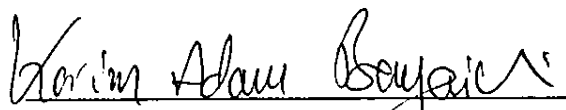
EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS LOCATED ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932018 AND SUPPLEMENT NO. 1 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0617334013 AND SUPPLEMENT NO. 2 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0820632060 AND SUPPLEMENT NO. 3 TO THE COMMUNITY DECLARATION RECORDED AS DOCUMENT NUMBER 0622920035 AND THE EXCLUSIVE RIGHT TO THE USE OF A CONCRETE PATIO AS TO UNIT 615, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE AFORESAID DECLARATION AS AMENDED FROM TIME TO TIME.

COMMONLY KNOWN AS: 615 Grove Lane, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15-13-109-051-1023

Trustee Acceptance

Pursuant to 760 ILCS/6.5 (a)I, Karim Adam Benyaich, accept this transfer of 615 Grove Lane, Forest Park, Illinois 60130 with legal description set forth above into my revocable living trust known as THE KDK 0162 TRUST.

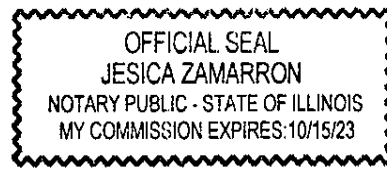

 Karim Adam Benyaich

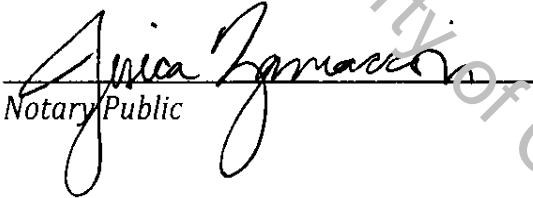
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Karim Adam Benyaich, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

SUBSCRIBED AND SWORN TO
Before me this 27th day of July 2021.





Notary Public

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 7 | 27 | 2021

SIGNATURE: Mouna El Hajoui
GRANTOR or AGENT

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

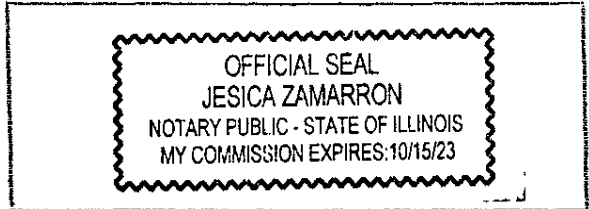
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantor): Mouna El Hajoui

On this date of: 7 | 27 | 2021

NOTARY SIGNATURE: Jesica Zamarron

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 title to real estate under the laws of the State of Illinois.

DATED: 7 | 27 | 2021

SIGNATURE: Karim Adam Benyahia
GRANTEE or AGENT

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

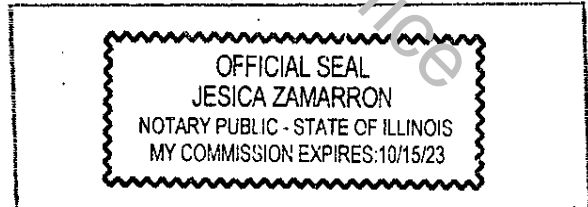
Subscribed and sworn to before me, Name of Notary Public: Jesica Zamarron

By the said (Name of Grantee): Karim Adam Benyahia

On this date of: 7 | 27 | 2021

NOTARY SIGNATURE: Jesica Zamarron

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 (LCS 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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)