

# UNOFFICIAL COPY

Doc# 2129441031 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/21/2021 10:01 AM Pg: 1 of 3

Prepared by and return to:  
Steven L. Baerson  
Williams & Baerson LLC  
One N. LaSalle Street, Suite 1350  
Chicago, IL 60602

Dec ID 20211001613219  
ST/CO Stamp 2-031-846-544  
City Stamp 1-905-902-736

**Tax bills to:**  
Mr. John Satalic  
Ms. Diane Aigotti  
1120 West Montana Street  
Chicago, Illinois 60614

## DEED IN TRUST

THE GRANTORS, JOHN SATALIC and DIANE AIGOTTI, husband and wife, of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby convey and warrant (i) an undivided ½ interest to JOHN M. SATALIC and DIANE MARIE AIGOTTI and their successors, as Co-Trustees of the JOHN M. SATALIC REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 13<sup>th</sup> day of July, 2021, and designated as the "JOHN M. SATALIC REVOCABLE TRUST DATED JULY 13, 2021", and (ii) an undivided ½ interest to DIANE MARIE AIGOTTI and JOHN M. SATALIC and their successors, as Co-Trustees of the DIANE MARIE AIGOTTI REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 13<sup>th</sup> day of July, 2021, and designated as the "DIANE MARIE AIGOTTI REVOCABLE TRUST DATED JULY 13, 2021", and unto all and every successor or successors in trust under said trust agreements, the beneficial interest of said trusts being held by JOHN M. SATALIC and DIANE MARIE AIGOTTI, husband and wife, as *tenants by the entirety*, in and to the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: THE WEST 20 FEET OF LOT 13 AND THE EAST 14 FEET OF LOT 14 IN BLOCK 1 IN LINN AND SWAN'S SUBDIVISION OF THE WEST ½ OF BLOCK 18 IN CANAL TRUSTEE'S SUBDIVISION OF THE EAST ½ OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 said premises as TENANTS BY THE ENTIRETY and not as tenants in common, forever.

Property Index Number(s): 14-29-421-027-0000

Address(es) of Real Estate: 1120 West Montana Street  
Chicago, Illinois 60614

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

  
Agent  
7/13/21  
Date

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 agreement set forth.

Full power and authority are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with

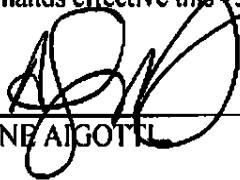
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trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands effective this 13<sup>th</sup> day of July, 2021.

  
\_\_\_\_\_  
JOHN SATALIC


  
\_\_\_\_\_  
DIANE AIGOTTI

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

The undersigned, a Notary Public in and for said county in the State aforesaid, does hereby certify that JOHN SATALIC and DIANE AIGOTTI, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

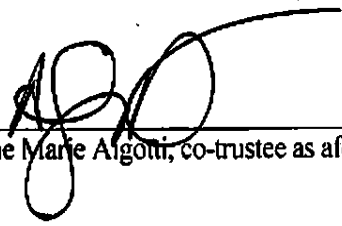
Given under my hand and official seal, as of the 13<sup>th</sup> day of July, 2021.



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

The Grantees, JOHN M. SATALIC and DIANE MARIE AIGOTTI, Co-Trustees under the provisions of the respective Trust Agreements dated July 13, 2021, as may be amended and restated from time to time, hereby acknowledge and accept this conveyance into said Trusts.

  
\_\_\_\_\_  
John M. Satalic, Co-Trustee as aforesaid

  
\_\_\_\_\_  
Diane Marie Aigotti, co-trustee as aforesaid

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## STATEMENT OF GRANTOR AND GRANTEE

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

Dated: 7/13/21

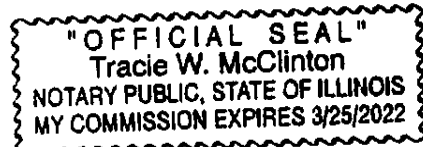
Signature: Steven L. Baerson  
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 13<sup>th</sup> day of July, 2021

Notary Public

Tracie W. McClinton



The grantee or his 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: 7/13/21

Signature: Steven L. Baerson

Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 13<sup>th</sup> day of July, 2021

Notary Public

Tracie W. McClinton



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 a Class A misdemeanor for subsequent offenses.