

# UNOFFICIAL COPY

Doc#: 2131246257 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/08/2021 01:53 PM Pg: 1 of 4

Dec ID 20211101632694

**PREPARED BY AND RETURN TO:**  
Ryan M. Holmes, Esq.  
Clark Hill PLC  
130 East Randolph Street – Suite 3900  
Chicago, IL 60601-6317

**SEND SUBSEQUENT TAX BILLS:**  
Chad A. Tsitovich, trustee  
Katherine Klapp Tsitovich, trustee  
101 Keystone Avenue  
River Forest, IL 60305

**PROPERTY ADDRESS:**  
101 Keystone Avenue  
River Forest, IL 60305

**PROPERTY INDEX NUMBER:**  
15-12-312-011-0000

*(This Space for Recorder's Use Only)*

## QUIT CLAIM DEED IN TRUST

ILLINOIS

THIS INDENTURE made this 22 day of July, 2021, between CHAD A. TSITOVICH and KATHERINE KLAPP TSITOVICH, husband and wife (collectively "Grantor"), whose address is 101 Keystone Avenue, River Forest, IL 60305, and KATHERINE KLAPP TSITOVICH, as Trustee or her successors in trust under the KATHERINE KLAPP TSITOVICH TRUST under agreement dated July 22, 2021, and CHAD A. TSITOVICH, as Trustee or his successors in trust under the CHAD A. TSITOVICH TRUST under agreement dated July 22, 2021 (collectively "Grantee"), whose address is 101 Keystone Avenue, River Forest, IL 60305.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto the Grantee, as Tenants by the Entirety, and not as Joint Tenants with Rights of Survivorship, nor as tenants in common in the following described land, situate, lying and being in Lake County, Illinois, to wit:

THE SOUTH 1/2 OF LOT 6 IN BLOCK 5 IN GALE AND BLOCKI'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KT  
/C

# UNOFFICIAL COPY

**Tax Number:** 15-12-312-011-0000  
**Commonly Known As:** 101 Keystone Avenue, River Forest, IL 60305

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said Trustees to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 each successor or successors in trust all of the title, estate, powers and authorities vested in said Trustees, 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 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 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 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 Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 Trustees were duly authorized to execute 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

# UNOFFICIAL COPY

successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantors and Trustees have hereunto set their hands and seals the day and year first above written.

Chad A. Tsitovich  
CHAD A. TSITOVICH

Katherine Klapp Tsitovich  
KATHERINE KLAPP TSITOVICH

State of Illinois )  
County of DuPage ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHAD A. TSITOVICH and KATHERINE KLAPP TSITOVICH, who are personally known to me, 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, this 22 day of July, 2021.



Linda Kochanski  
Notary Public

*Exempt under provisions of Section 31-45, Paragraph (e) of the Illinois Real Estate Transfer Tax Act.*

Dated: 7.22.21 By: Linda Kochanski, agent

*KT/m*

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: August 5, 2021 Martin Cohn  
Martin Cohn, Agent

Subscribed and sworn to me by the said Martin Cohn this 5 day of August, 2021.



Linda Kochanski  
Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or 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: August 5, 2021 Martin Cohn  
Martin Cohn Agent

Subscribed and sworn to me by the said Martin Cohn this 5 day of August, 2021.



Linda Kochanski  
Notary Public

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.

(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 Tax Act.)