

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

THE GRANTORS, James DiMaria and Sarah DiMaria, husband and wife of the City of Palm Harbor, County of Pinellas, State of Florida, for and in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND QUIT CLAIM to James F. DiMaria and Sarah E. DiMaria, not individually, but as Co-Trustees of the SARAH E. DIMARIA TRUST DATED DECEMBER 18, 1997, as Grantee (hereinafter referred to as "said trustee," regardless of the number of trustees), currently of 16750 U.S. Highway 19 North, Unit 2871, Palm Harbor, FL 34684, and unto all and every successor or successors in trust under said trust agreement, 100% of the Grantors' interest in the following described real estate located in Cook County, State of Illinois, to wit:

Doc# 2131315019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2021 11:15 AM PG: 1 OF 5

Legal Description: See Exhibit "A" attached hereto and made part hereof

Permanent Real Estate Index Numbers: 10-28-201-034-1137, 10-28-201-034-1051 and 10-28-201-034-1092

Property address: 4953 Oakton St., Unit 601 & P-74 & P-28, Skokie, IL 60077

Exempt under provisions of Paragraph "E" Section 31- 45 Real Estate Transfer Tax Law

Date: October 25, 2021

  
James DiMaria

**THIS IS NOT HOMESTEAD PROPERTY.**

TO HAVE AND TO HOLD said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

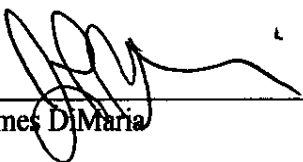


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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 premises, or any part thereof; to lease said premises, or any part thereof, from time to time, 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 thereof, to partition or to exchange said premises, 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 premises 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 the 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 premises 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 Quit Claim Deed in Trust and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed in Trust 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, her or their predecessor in trust.

In Witness Whereof, the undersigned have hereunto set their hands and seals this 25  
day of October 25, 2021.

  
\_\_\_\_\_  
James DiMaria

  
\_\_\_\_\_  
Sarah DiMaria

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STATE OF FLORIDA )  
 ) SS.  
COUNTY OF PINELLAS )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James DiMaria and Sarah DiMaria, husband and wife, 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 said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25TH day of OCTOBER, 2021.



Donna M. Plant  
Notary Public

My commission expires: 6/18/2022

**This instrument was prepared by and after recording should be mailed to:**

Chuhak & Tecson, P.C.  
Attn: John P. Adams  
30 S. Wacker Drive, Suite 2600  
Chicago, IL 60606

**Send subsequent tax bills to:**

Sarah E. DiMaria Trust  
36750 U.S. Highway 19 North Unit 2821  
Palm Harbor, FL 34684

VILLAGE OF SKOKIE	
ECONOMIC DEVELOPMENT TAX	
PIN: <u>10-28-2015034-1137</u>	
ADDRESS: <u>4953 Oakton 601</u>	
<u>15729</u>	<u>11/4/2021</u> \$ <u>25-</u>
	<u>djs</u>

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## EXHIBIT "A" LEGAL DESCRIPTION

UNIT 601 AND PARKING SPACES P-74 AND P-28 IN METROPOLITAN OF SKOKIE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOT 3 IN METROPOLITAN OF SKOKIE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 02, 2005 AS DOCUMENT NUMBER 0524544033, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: (A) BELOW A HORIZONTAL PLANE AT ELEVATION 630.55 USGS DATUM (B) ABOVE A HORIZONTAL PLANE AT ELEVATION 641.91 USGS DATUM BELOW A HORIZONTAL PLANE AT ELEVATION 664.55 USGS DATUM.


WHICH SURVEY IS ATTACHED AS AN EXHIBIT "E" TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 08, 2005 AS DOCUMENT 0531218048, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND FIRST AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED December 20, 2005 AS DOCUMENT 0535403095, SECOND AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED MARCH 15, 2005 AS DOCUMENT 0607434105, THIRD AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED 05/01/06 AS DOCUMENT 0612117117, FOURTH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF CONDOMINIUM RECORDED 06/08/06 AS DOCUMENT 0615945105, AND AS MAY BE FURTHER AMENDED FROM TIME TO TIME.

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## STATEMENT BY GRANTOR AND GRANTEE

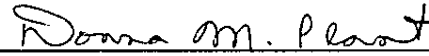
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 25, 2021.

  
James DiMaria

SUBSCRIBED and SWORN to before me this 25TH day of OCTOBER, 2021.



  
NOTARY PUBLIC

My commission expires: 6/18/2022.

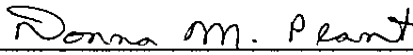
The grantee or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated: October 25, 2021.

  
Sarah E. DiMaria, Co-Trustee

SUBSCRIBED and SWORN to before me this 25TH day of OCTOBER, 2021.



  
NOTARY PUBLIC

My commission expires: 6/18/2022.

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 5 of the Illinois Real Estate Transfer Act.]