

UNOFFICIAL COPY

Doc#: 2205442193 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2022 04:09 PM Pg: 1 of 6

FI-152851-0

Dec ID 20220201631478

When recorded, return deed to:
States Title FTS Agency
3900 Lennane Drive, Suite 110
Sacramento, CA 95834

Mail tax bills to:
Ralph N. Zarumba, Ellen M. Chiocca
736 Central Street, Evanston, IL 60201

Space above this line for Recorder's Use

QUITCLAIM DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, An undivided fifty percent (50%) interest to the Ralph N. Zarumba declaration of trust dated the 26 day of March, 2013 and an undivided fifty percent (50%) interest to the Ellen M. Chiocca declaration of trust dated the 26 day of March 2013, not as joint tenants, but as tenants in common, whose address is 736 Central Street, Evanston, IL 60201 ("Grantor(s)"), does hereby convey and quitclaim to Ralph N. Zarumba, trustee of The RALPH N. ZARUMBA SELF DECLARATION OF TRUST, dated the 26 day of March, 2013, as to an undivided fifty percent (50%) interest; and Ellen M. Chiocca, trustee of The ELLEN M. CHIOCCA SELF DECLARATION OF TRUST, dated the 26 day of March 2013 as to an undivided fifty percent (50%) interest; together as tenants in common and not as joint tenants, with an address of 736 Central Street, Evanston, IL 60201 ("Grantee(s)"), the following described property situated in the County of Cook, State of Illinois, to wit:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF COOK AND STATE OF ILLINOIS DESCRIBED AS:

LOT 10 (EXCEPT THE SOUTH 50 FEET AND THE EAST 41 FEET) IN MILBURN WOOD, BEING A SUBDIVISION OF THAT PART OF THE NORTH FRACTIONAL HALF OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE NORTH BY SOUTH LINE OF CENTRAL STREET EXTENDED EAST ON THE EAST BY THE WEST LINE OF ORRINGTON AVENUE ON THE SOUTH BY THE NORTH LINE OF MILBURN AVENUE AND ON THE WEST BY THE CENTER LINE OF SHERMAN AVENUE EXTENDED NORTH, IN COOK COUNTY, ILLINOIS IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to by instrument recorded on 04/17/2013 at Doc#: 1310713015 with the Recorder of Cook County, Illinois.

Permanent Index No: 11-07-105-001-0000

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Property Address: 736 Central Street, Evanston, IL 60201. This address is provided for informational purposes only

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

Dated this 26 day of February 2021

[Signature Page Follows]

FILE FL-152851-0

Property of Cook County Clerk's Office

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GRANTOR(S):

The Ralph N. Zarumba declaration of trust dated the 26 day of March, 2013

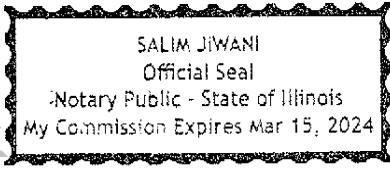
[Signature]
By: Ralph N. Zarumba

ACKNOWLEDGMENT

STATE OF Illinois)
)
COUNTY OF Cook)

This instrument was acknowledged before me on this 26 day of February, 2024, by Ralph N. Zarumba, trustee of The Ralph N. Zarumba declaration of trust dated the 26 day of March, 2013.

[Signature]
Notary Public



My Commission Expires: 3/15/2024

This instrument was prepared by Patrick Goodwin, a licensed attorney in this state, c/o Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@better'slawfirm.com, 713-360-6290 (without the benefit of title review). Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Better's Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@better'slawfirm.com, 713-360-6290.

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

GRANTOR(S):

The Ralph N. Zarumba declaration of trust dated the 26 day of March, 2013

Ellen M. Chiocca

By: Ellen M. Chiocca

ACKNOWLEDGMENT

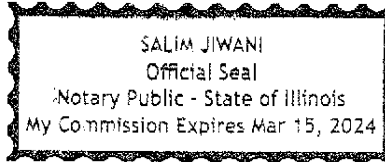
STATE OF Illinois)
)
COUNTY OF Cook)

This instrument was acknowledged before me on this 26 day of February, 2013, by Ellen M. Chiocca, trustee of The Ellen M. Chiocca declaration of trust dated the 26 day of March, 2013.

[Signature]

Notary Public

My Commission Expires: 3/15/2024



PROPERTY OF COOK COUNTY CLERK'S OFFICE

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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: February 26, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

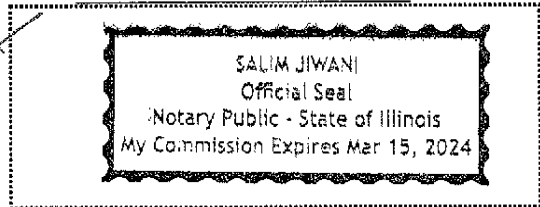
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): RAJAN ZARUNRA ELLEN

On this date of: February 26, 2021 Chicago

NOTARY SIGNATURE: [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 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: February 26, 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

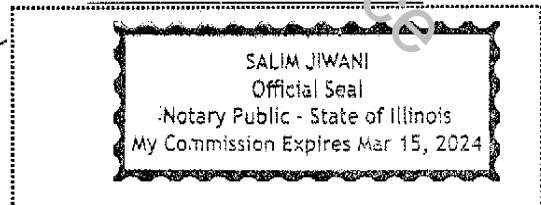
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): RAJAN ZARUNRA ELLEN

On this date of: February 26, 21 Chicago

NOTARY SIGNATURE: [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)**

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PLAT ACT AFFIDAVIT

State of Illinois

} SS.
Cook

County of

RALPH N ZARUMBA, ELLEN M CHIOCCA being 60201
duly sworn on oath, states that THEY resides at 936 CENTRAL ST, COOK COUNTY, ILLINOIS. That the attached deed is not in violation of 765 ILCS 205/ 1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests thereon for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-513, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that THEY makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]
Ralph Zarumba

SUBSCRIBED and SWORN to before me

this 26 day of FEBRUARY, 2021 Ellen M. Chiocca Ellen M. Chiocca
[Signature] NOTARY PUBLIC

