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\*2206841076D\*

Doc# 2206841076 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/09/2022 02:52 PM PG: 1 OF 5

CTT

A00125 240 JLP  
1 all pxe

**WARRANTY DEED IN TRUST**  
Living Trust

THE GRANTOR, **JANET PALUMBO**, an unmarried woman of 101 S. Summit Avenue, #213, Park Ridge, Illinois 60068, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the **JANET F. PALUMBO REVOCABLE TRUST DATED MARCH 15, 2017**, **JANET F. PALUMBO**, TRUSTEE of 101 S. Summit Avenue, #213, Park Ridge, Illinois 60068, County of Cook, State of Illinois, all right, title and interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**See Attached Legal Description**

PIN(s): 09-35-207-031-1013 (Vol. 096); and 09-35-207-031-1083 (Vol. 096)  
Address of Real Estate: 101 S. Summit Avenue, #213, Park Ridge, Illinois 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and state of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of JANET F. PALUMBO, the Trustee herein named, to act, or upon her removal from THE JANET F. PALUMBO REVOCABLE TRUST dated March 15, 2017, then the Successor Trustee named in the Trust Agreement is

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appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 2<sup>nd</sup> day of November, 2021

Janet F Palumbo  
JANET F. PALUMBO

The Trustee of the JANET F. PALUMBO REVOCABLE TRUST dated November 2, 2021 hereby accepts this property.

Dated the 2<sup>nd</sup> day of November, 2021

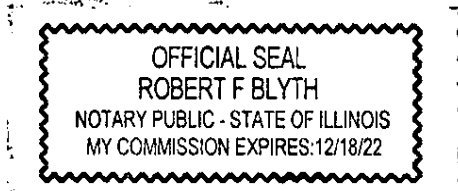
Janet F Palumbo, Trustee  
JANET F. PALUMBO, Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, Robert F. Blyth, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JANET F. PALUMBO, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2<sup>nd</sup> day of November, 2021

Commission expires 12/18/2022, 20



Robert F. Blyth (Notary Public)



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, of the IL REAL ESTATE TRANSFER TAX LAW

DATE: November 2, 2021

Janet F Palumbo  
Signature of Buyer, Seller or Representative

**Prepared by and Mail To:**

Robert F. Blyth, JD  
Law Offices of Robert F. Blyth  
3800 N. Central Avenue  
Chicago, IL 60634

REAL ESTATE TRANSFER TAX		09-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
09-35-207-031-1013		20211201671003   0-536-637-840

**Name and Address of Taxpayer:**  
Janet F. Palumbo  
101 S. Summit Avenue, #213  
Park Ridge, IL 60068

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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 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.

Date: November 2, 2021

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 2<sup>nd</sup> DAY OF November,  
20 21

[Signature]  
Notary Public



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

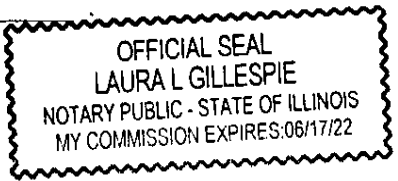
Date: November 2, 2021

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 2<sup>nd</sup> DAY OF November,  
20 21

[Signature]  
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 a Class A misdemeanor for subsequent offenses.

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## LEGAL DESCRIPTION

### EXHIBIT "A"

#### PARCEL 1:

RESIDENTIAL UNIT 213 AND COVERED PARKING UNIT G-8 IN THE SUMMIT CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN THE SUMMIT, BEING A RESUBDIVISION OF CERTAIN LOTS IN CERTAIN BLOCKS IN THE NORTHEAST  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 23, 1984 AS DOCUMENT NUMBER 27017048 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 88116446, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 MADE BY AND BETWEEN AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1982 AND KNOWN AS TRUST NUMBER 55030, GREAT AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, AND THE CITY OF PARK RIDGE, A MUNICIPAL CORPORATION OF ILLINOIS, AS SET FORTH IN THE DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS DATED SEPTEMBER 7, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902934, FOR PARKING, INGRESS AND EGRESS OVER AND UPON THE FOLLOWING DESCRIBED LAND:

THE SOUTHEASTERLY  $\frac{1}{2}$  OF THAT PART OF EUCLID AVENUE VACATED BY ORDINANCE, DATED JULY 19, 1983 AND RECORDED DECEMBER 20, 1983 AS DOCUMENT 26902933, WHICH LIES NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF LOT 20 EXTENDED NORTHWESTERLY IN BLOCK 2 IN OUTHET'S SUBDIVISION OF PART OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 1988, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 88116446.

Property Commonly Known As: 101 S. Summit Avenue, #213, Park Ridge, Illinois 60068

PINs: 09-35-207-031-1013 (Vol. 96); and (09-35-207-031-1083 (Vol. 096)

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)


Certificate # 21-001392

<u>Pin(s)</u>	<u>Address</u>
09-35-207-031-1013	101 SUMMIT AVE UNIT 213
09-35-207-031-1083	

*This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44*

<u>Property Transfer Tax</u>	<u>Date</u>
\$25.00	12/16/2021

Property of Cook County Clerk's Office

X   
Joseph C. Gilmore  
City Manager