# **UNOFFICIAL COPY**

TENANCY BY THE ENTIRETY DEED IN TRUST

Return To: Claes & Claes, LTD. Attorneys at Law 2626 83<sup>rd</sup> Street Darien, Illinois 60561

Tax Bills To: Kevin M. Zator Kristin L. Zator, Co-Trustees 408 Fourth Street Lemont II 60439



Doc# 2208112015 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 03/22/2022 09:34 AM PG: 1 OF 4

THE GRANTORS,

Kevin M. Zator and I ristin L. Zator, his wife, of the Village of Lemont, County of Cook, and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Conveys and Quit Claims to:

Kevin M. Zator and Kristin L. Zator, or their successor(s), not individually, but as Co-Trustees under the Zator Family Trust dated \_\_\_\_\_\_\_\_\_, 2022. Grantee's Address: 408 Fourth Street, Lemont, II 60439

To have and to hold as tenants by the entirety. The subject property is the homestead of Kevin M. Zator and Kristin L. Zator, husband and wife, and is commonly known as 408 Fourth Street, Lemont, Illinois 60439. Title is intended by the trustees to be held in Tenancy By the Entirety. The beneficial interest of the grantee trust is held by Kevin M. Zator and Kristin L. Zator, husband and wife, exclusively during their lifetime.

the real property legally described as follows:

LOT 33 IN FORDHAM HILL ESTATES, BEING A SUBDIVISON OF PART OF THE FAST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 408 FOURTH STREET, LEMONT, IL 60439

PERMANENT INDEX NO.: 22-21-307-018 - 0000

situated in the Village of Lemont, Cook County, State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Full power and authority are hereby granted to the trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey

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either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, or any part thereof, from time to time, in possession or reversion, by lease to commence in the present or in the future, 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurteran; to the real estate or any part thereof; and to deal with the real estate 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.

TO HAVE AND TO HOLD IN TENANCY BY THE ENTIRETY

TOTIA VE AIND TO HOS	, 11 121 11 11 11 11 11 11 11 11 11 11 11
Dated this 8	day of MARCY, 2022.
Val late	+ Bristin Zator
Kevin M. Zafor	Kristin L. Zator
	Y)
	A Land Line of the Town
The undersigned Trustees h	ereby accept the conveyance of the subject real property as the Trust
property of the Zator Family	7 Trust dated3
// // 1/	
1 1	Bustin Sator
Louis M. Zothu	Kristin L. Zator
Kevin M. Zathr	Kristin E. Zator
	Yx.
State of Illinois )	
)	SS
County of DuPage )	

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **Kevin M. Zator and Kristin L. Zator**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing

F	REAL ESTATE	TRANSFER	TAX	16-Mar-2022
-			COUNTY:	0.00
			ILLINOIS:	0.00
			TOTAL:	0.00
-	22-21-307	-018-0000	20220301645686	1-610-222-992

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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, including the release and waiver of the right of homestead.

Given under my hand and seal,	this The day of 19	<u>(OCL)</u> , 2022.
		•
Thomas elm	$QQ_{I}$	
Notary Public		
J	<b>§</b>	OFFICIAL SEAL
Commission Expires:	}	MARGARET CALVELLO
	}	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:03/28/22
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C/x		
Ox		
Prepared By: Matthew J. Claes	, Law Offices of Claes &	& Claes, LTD., 2626 83rd Street, Darien,
Illinois 60561		
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AFFIX TRANSFER STAMPS	BELOW	
This transfer is exempt from ta		CS 200/31-45, para. (e)
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Ken Pi Jahn	Y/),	7
Kitalia Zaton	3.8.202-2	
Grantor	Date	
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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 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 3-8 , 2022	Signature: Att Grantor or Agent	ددن
SUBSCRIBED and SWORN to before me By the said This day of work, 2022.	OFFICIAL SEAL KAREN L KORONKOWSKI	
Kan h Kound	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 2/5/2026	

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 co 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.

Grantce or Agent

SUBSCRIBED and SWORN to before me

This 8 day of Manufin 2022.

Kan L Kounhl Notary Public

Sound NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 2/5/2026

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.

OFFICIAL SEAL

KAREN L KORONKOWSKI

(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).