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Doc# 2210347208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2022 02:07 PM Pg: 1 of 4

DEED IN TRUST

10007691 313

THIS INDENTURE made this
7th day of November, 2020,

Dec ID 20220301638372
ST/CO Stamp 1-649-192-336
City Stamp 0-794-766-736

WITNESSETH, THAT THE
GRANTORS,

PAUL A. VOLPE and JOYCE
M. VOLPE, his wife,

of the County of Cook,
and State of Illinois,
for and in consideration
of the sum of Ten and
00/100 Dollars, in the hand
paid, and of other good and
valuable considerations,
receipt of which is hereby duly acknowledged, Conveys and Warrants unto

PAUL A. VOLPE and JOYCE M. VOLPE as Co-Trustees under the provisions of a certain
Trust Agreement, dated the 7th day of November, 2020, and known as the VOLPE FAMILY
TRUST, the following described real estate in the County of Cook and State of
Illinois, to wit:

Lot 17 in Block 1 in Charles Christmann's Second Willside Addition to Mont Claire,
being a Subdivision of the West 2/3 of the South 1/4 of the Northwest 1/4 of Section
31, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook
County, Illinois,

Commonly known as 2101 N. Neva Avenue, Chicago, IL 60707
PIN 13-31-119-017-0000

The beneficial interest of said trust is held by PAUL A. VOLPE and JOYCE M.
VOLPE, husband and wife, as tenants by the entirety.

TO HAVE AND TO HOLD the said real estate with the appurtenance, upon the
trusts, and for the uses and purposes herein and in said Trust Agreement set forth.
Full power and authority is hereby granted to said Trustees to improve, manage,
protect and subdivide said real estate or any part thereof, to dedicate parks,
streets, amend highways or alleys to vacate any subdivision or part thereof, and to
re-subdivide said real estate 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 including deeds conveying directly to a Trust Grantee, to convey said
real estate or any part thereof to successor or successors in trust and to grant to
such successor 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
real estate, or any part thereof, from time to time; in possession or reversion, by
leases to commence in praesenti or in futuro, and upon any terms and for any periods
of time, not exceeding in the case of any single demise the term of 99 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 renew leases
and options to purchase the whole or any part of the revision and to contract
respecting the manner of fixing the amount of present or future rentals, to
partition or to exchange said 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 appurtenant to said
real estate or any part thereof, and to deal with said 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.

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In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and was binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or, at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of said real estate and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all the real estate described.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 7th day of November, 2020.

Paul A. Vay (SEAL)

John M. Unger (SEAL)

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The trust created by the Trust Agreement entered into by grantor is accepted as of the day and year created, and I accept the office of trustee thereunder.

Paul A. Volpe
Trustee

Jim M. Volpe
Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, JON A. MICHAL, Notary Public in and for said County, in the State aforesaid, do hereby certify that

PAUL A. VOLPE and JOYCE M. VOLPE, 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 seal this 7th day of November, 2020.



[Signature]
Notary Public

State of Illinois
Department of Revenue

STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph B, Section 4, of the Real Estate Transfer Tax Act.

Dated: November 7, 2020

Paul A. Volpe

Prepared by and mail to:

Jon A. Michal,
Attorney at Law
PO Box 604
Park Ridge, IL 60068

Mail tax bill to:

Paul Volpe
2101 N. Neva Avenue
Chicago, IL 60707
grantee's address

REAL ESTATE TRANSFER TAX		21-Mar-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-31-119-017-0000 | 20220301638372 | 1-649-192-336

REAL ESTATE TRANSFER TAX		21-Mar-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-31-119-017-0000 | 20220301638372 | 0-794-766-736
* Total does not include any applicable penalty or interest due.

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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: Nov 17, 2020

SIGNATURE: Paul A. Valpey
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): Paul A. Valpey

On this date of: Nov 17, 2020

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 other 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: Nov 17, 2020

SIGNATURE: Paul A. Valpey
GRANTEE or AGENT

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

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

By the said (Name of Grantee): Paul A. Valpey

On this date of: Nov 17, 2020

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)**