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Prepared By
The Capps Law Firm
53 W. Jackson Blvd. Ste. 957
Chicago, IL 60604

Doc#: 2215317075 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/02/2022 11:55 AM Pg: 1 of 6

Dec ID 20220501624814

City Stamp 0-142-344-272

After Recording Return To
The Capps Law Firm
53 W. Jackson Blvd. Ste. 957
Chicago, IL 60604

Please send subsequent tax bills to:
Laura R. Zaroski
1514 N. North Park Ave.
Chicago, IL 60610

Space Above This Line for Recorder's Use

DEED IN TRUST

STATE OF ILLINOIS
Cook County

The Grantor, Laura R. Zaroski, individually, of 1514 N. North Park Avenue, Chicago, Illinois 60610, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, in hand paid, conveys and quit claims to Laura R. Zaroski, not individually, but as Trustee of The Laura Zaroski Family Revocable Trust dated May 4, 2022 (the "Grantee"), and any amendments thereto, and to all and every Successor Trustee or Trustees, as Grantee(s), all the rights, title, interest, and claim in the following described real estate situated in Cook County, Illinois, commonly known as 1514 N. North Park Avenue, Chicago, Illinois 60610 and legally described as:

See "EXHIBIT A" attached hereto.

Permanent Index Number: 17-04-201-049-0000

Property Address: 1514 N. NORTH PARK AVENUE, CHICAGO, ILLINOIS 60610

This deed is made to said Trustee, who shall have the authority to make deeds; leases; leases of coal, oil, gas and other minerals; easements; and other conveyances of said property without any further showing of authority other than this deed. All grantee(s) of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee(s) has/have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or Successor Trustee in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to

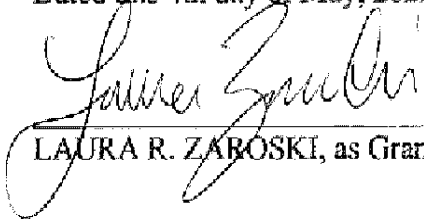
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inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement(s); and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument: (1) that at the time of the delivery thereof the Trust Agreement was in full force and effect; (2) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in said Trust Agreement or in some amendment thereof and binding on all beneficiaries thereunder; (3) that said Trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (4) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

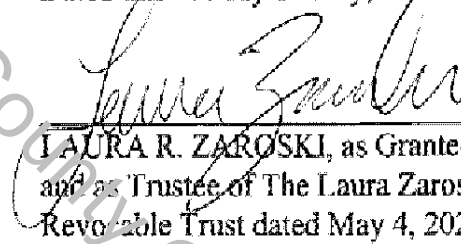
The parties hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State, to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

Exempt under provisions of Paragraph (E), Section 200/31/45 Property Tax Code.

Dated this 4th day of May, 2022.


LAURA R. ZAROSKI, as Grantor (Seal)

Dated this 4th day of May, 2022.


LAURA R. ZAROSKI, as Grantee (Seal)
and as Trustee of The Laura Zaroski Family
Revocable Trust dated May 4, 2022

[INTENTIONALLY LEFT BLANK]

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in said State, do hereby certify that LAURA R. ZAROSKI, personally known to me to be the same person whose name is subscribed to the foregoing instrument as Grantor, Grantee and Trustee, acknowledged before me on this day that, and being informed of the contents of the instrument, acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth herein.

Given under my hand and official seal this 4th day of May, 2022.

Mary J. Winch
 Notary Public

My Commission Expires: 6.21.2026



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EXHIBIT A

Legal Description of: 1514 N. North Park Avenue, Chicago, Illinois 60610

PARCEL 1

LOT 76 IN THE SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125 AND ALL OF LOTS 123, 124, 127 AND 134 INCLUSIVE AND LOT 137 IN BRONSON'S ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.


PARCEL 2

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS GRANTED BY THE CHICAGO TRANSIT AUTHORITY TO 1500 N. NORTH PARK L.L.C. DATED SEPTEMBER 19, 1995 AND RECORDED AS DOCUMENT 95692855 TO MAINTAIN A DRIVEWAY FOR INGRESS AND EGRESS ONLY OVER THE FOLLOWING DESCRIBED LAND: THE EAST 16.0 FEET OF LOTS 51, 54, 55, 58, 59, 62, 63, 66, 67, 70, 71, 74, 75, 78, 79, 82, 83, 86, 87 AND 90 IN W. B. OGDEN'S SUBDIVISION OF THE WEST 1/2 OF LOTS 120 AND 125, ALL OF LOTS 123, 124, 127 TO 134 AND 137, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 1 THROUGH 4 IN DIXON'S SUBDIVISION OF THE EAST 1/2 OF LOT 135, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 5 THROUGH 8 IN THE SUBDIVISION OF LOT 136, OF BRONSON'S ADDITION TO CHICAGO AND THE EAST 16.0 FEET OF LOTS 17, 20, 21, 24 AND 25 IN W.B. OGDEN'S SUBDIVISION OF LOTS 138, 139 AND THE RESUBDIVISION OF LOTS 142 TO 151 OF BRONSON'S ADDITION TO CHICAGO ALL IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		20-May-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-04-201-049-0000 | 20220501624814 | 0-142-344-272

* Total does not include any applicable penalty or interest due.

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: 5 | 18 | 2022

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:
Stephanie A. Capps, agent for
By the said (Name of Grantor): Laura R. Zaroski, Grantor

On this date of: 05 | 18 | 2022

NOTARY SIGNATURE: Mary J. Winch

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: 5 | 18 | 2022

SIGNATURE: [Signature]
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:
Stephanie A. Capps, agent for
By the said (Name of Grantee): Laura R. Zaroski, Trustee and Grantee

On this date of: 05 | 18 | 2022

NOTARY SIGNATURE: Mary J. Winch

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)**)