

UNOFFICIAL COPY

Doc#: 2225646067 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/13/2022 01:11 PM Pg: 1 of 4

DEED IN TRUST

Mail to:

Carol A. Nolan
Attorney at Law
1001 Warrenville Rd., #224
Lisle, IL 60532

Name & Address of Taxpayer:
DAVID M. POWERS
221 N. Kenilworth Ave, Apt 514
Oak Park, IL 60302-2053

Dec ID 20220901636215

THIS INDENTURE is made between, DAVID M. POWERS and BIANCA RIBAUDO, married of 221 N. Kenilworth Ave, Apt 514, Oak Park, IL 60302-2053 GRANTOR, and DAVID M. FOWERS as TRUSTEE OF THE DAVID M. POWERS REVOCABLE TRUST DATED Sept 6, 2022, of 221 N. Kenilworth Ave, Apt 514, Oak Park, IL 60302-2053 as GRANTEE: GRANTOR CONVEYS AND WARRANTS all of the Grantor's interest of the following described real estate situated in the COUNTY of **COOK**, in the State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO: (a) General real estate taxes; (b) special assessments confirmed after date of deed; (c) building, building line and use or occupancy restrictions, conditions and covenants of record; (d) zoning laws and ordinances; and (e) easements for public utilities; (f) drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

Permanent Index Number: 16-07-115-047-1068

Property Address: 221 N. Kenilworth Ave, Apt 514, Oak Park, IL 60302-2053

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees 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 has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee,

EXEMPTION APPROVED


Steven E. Drazen CFO
Village of Oak Park

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or be obliged or privileged to inquire into any of the terms of said trust agreement; 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 (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

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

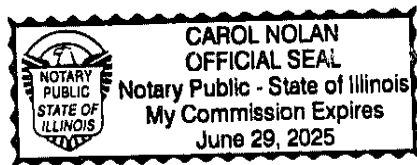
9/6/2022 Chloe
Buyer, Seller, or Representative

IN WITNESS WHEREOF, the Grantors as aforesaid, has hereunto set his/her hand and seal the day and year first above written.

David M. Powers
DAVID M. POWERS, Grantor

Bianca Ribaud
BIANCA RIBAUDO

I, the undersigned, a Notary Public do hereby certify that the above named, 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 he/she signed, sealed and delivered the said instrument as his/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 6 day of Sept 2022



Chloe
NOTARY

Name and address of Preparer: Carol A. Nolan, 1001 Warrenville Rd., #224, Lisle, IL 60532

EXEMPTION APPROVED

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park

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LEGAL DESCRIPTION

For the premises commonly known as: 221 N Kenilworth Ave Apt 514
Oak Park Illinois 60302-2053

Legal Description:

UNIT NUMBER 514 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

LOT 9 AND THE NORTH 132 FEET OF LOT 10 IN BLOCK 2 IN KETTLESTRINGS ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY LAWDALE TRUST AND SAVINGS BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 10, 1971 AND KNOWN AS TRUST NUMBER 5787 RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22240167; TOGETHER WITH AN UNDIVIDED 1.215 PERCENT

INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED


Steven E. Draffner, OFC
Village of Oak Park

Prohibited by 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: 9/16, 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

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

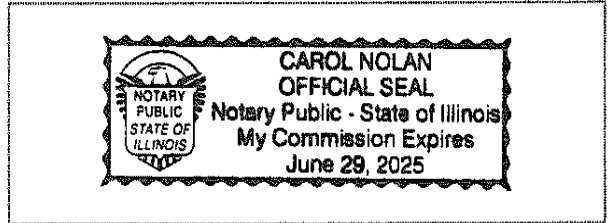
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): David Powers

On this date of: 9/16/2022

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: 9/16, 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

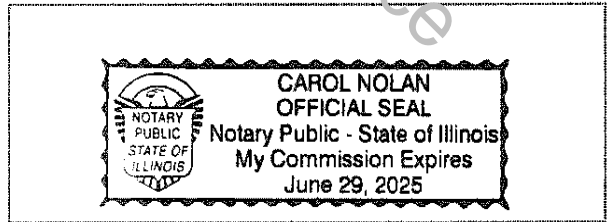
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): David Powers

On this date of: 9/16/2022

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)**)