

# UNOFFICIAL COPY



Doc# 2229922022 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2022 11:46 AM PG: 1 OF 5

## WARRANTY DEED Individual to Trust

Grantor, STACEY C. KALAMARAS, an unmarried woman, of 6635 W. Norwood Ct., Unit 204, Harwood Heights, IL 60706, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, CONVEYS and WARRANTS to STACEY C. KALAMARAS, not personally, but as trustee of the STACEY C. KALAMARAS LIVING TRUST dated October 7, 2022, or her successor or successors in trust, the following real estate in the County of Cook, State of Illinois, to wit:

Legal Description (See attached Exhibit A)

Parcel Identification Number: 13-18-403-020-1005

Commonly known as: 6635 W. Norwood Ct., Unit 204, Harwood Heights, IL 60706

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement

Full power and authority is hereby granted to trustee or trustee's successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

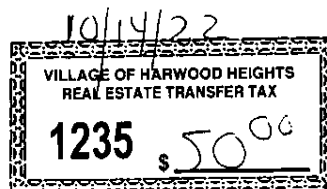
In no case shall any party dealing with trustees in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

This transaction is exempt under 35 ILCS 200/31-45(e) of the Real Estate Transfer Act.

Date: 10/07/2022 By: [Signature] as agent

REAL ESTATE TRANSFER TAX		26-Oct-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-18-403-020-1005 | 20221001669950 | 0-770-273-616



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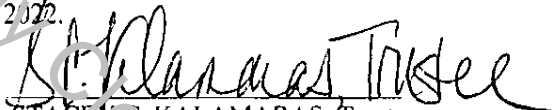
Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Harwood Heights, Illinois on the 7<sup>th</sup> day of October, 2022.

  
STACEY C. KALAMARAS, Grantor

The undersigned hereby accepts legal title to the aforementioned property as trustee of the STACEY C. KALAMARAS LIVING TRUST dated October 7, 2022.

  
STACEY C. KALAMARAS, Trustee

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Exhibit A  
Legal Description  
6635 W. Norwood Ct., Unit 204  
Harwood Heights, IL 60706

PARCEL 1: UNIT NUMBER 204 IN THE GREENS AT RIDGEMOOR CONDOMINIUM ASSOCIATION, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 3, 4, 5 AND 6 IN BLOCK 1 IN VOLK BROTHERS MONTROSE AND OAK PARK AVENUE SUBDIVISION BEING A SUBDIVISION OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE LYING EAST OF THE WEST 2329.4 FEET (EXCEPT PARTS THEREOF CONVEYED TO CHICAGO TERMINAL TRANSFER RAILROAD COMPANY BY WARRANTY DEED RECORDED MAY 16, 1898, AS DOCUMENT 2686698 IN BOOK 6186, PAGE 303, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0418110022; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

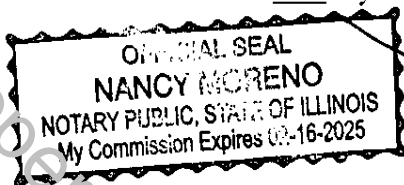
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P12 AND STORAGE SPACE S12, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

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STATE OF ILLINOIS )  
 ) ss:  
 COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that STACEY C. KALAMARAS, 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.

Given under my hand and notarial seal this 7 day of October, 2022



*Nancy Moreno*  
 Notary Public

**Prepared by and Mail To:**  
 Heggie Wochner Law Firm  
 707 Skokie Blvd., Suite 500  
 Northbrook, IL 60062

**Send Tax Bills To**  
**Grantee name and address:**  
 Stacey C. Kalamaras, Trustee  
 6635 W. Norwood Ct., Unit 204  
 Harwood Heights, IL 60706

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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: 10 | 07 | 20 22

SIGNATURE: *Corinna Heggie*  
GRANTOR or AGENT

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

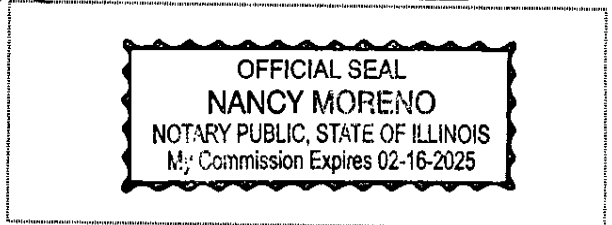
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): *Agent Corinna P. Heggie*

On this date of: 10 | 07 | 20 22

NOTARY SIGNATURE: *Nancy Moreno*

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: 10 | 07 | 20 22

SIGNATURE: *Corinna Heggie*  
GRANTEE or AGENT

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

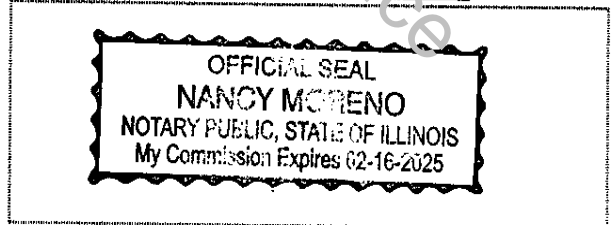
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): *Agent Corinna P. Heggie*

On this date of: 10 | 07 | 20 22

NOTARY SIGNATURE: *Nancy Moreno*

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)**)