

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Doc#: 2231347279 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/09/2022 03:59 PM Pg: 1 of 5

Prepared by and Mail Recorded Deed to:

JOHN TREPPEL & ASSOCIATES, LLC.
5844 W. Irving Park Road
Chicago, IL. 60634

Dec ID 20221101680526
ST/CO Stamp 0-928-684-368
City Stamp 1-585-387-856

Mail Subsequent Tax Bill to:

JAMES E. CAJDA
KATHLEEN M. CAJDA
6460 West Belle Plaine Ave.
Unit 401
Chicago, IL. 60634

THE GRANTORS, JAMES EDWARD CAJDA and KATHLEEN MARY CAJDA, Husband and Wife, as Tenants by the Entirety of the City of Chicago, County of Cook, and State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid

CONVEY AND QUIT CLAIM UNTO JAMES EDWARD CAJDA and KATHLEEN MARY CAJDA, as Trustees under the provisions of a trust agreement known as **THE JAMES E. CAJDA and KATHLEEN M. CAJDA LIVING TRUST** dated October 26th, 2022, (hereinafter referred to as "said Trustees", regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

PARCEL 1:

UNIT 401 IN RIDGEMOOR ESTATES CONDOMINIUM IV AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 29 IN DUNNING ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90418810, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 23 AND STORAGE SPACE 26, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90418810.

For Informational Purposes only: 6460 West Belle Plaine Ave. Apt. 401, Chicago, IL 60634

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 13-18-410-033-1023

**Address of Real Estate: 6460 W. BELLE PLAINE AVE.
UNIT 401
CHICAGO, IL. 60634**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, , manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, 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 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 said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property 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.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the 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 in relation to said real estate shall be conclusive evidence in favor of every person 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 other disposition of said real estate, and such interests 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 the earnings, avails and proceeds thereof as aforesaid.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the grantors, aforesaid have hereunto set their hands and seal this 20th day of October, 2022.

James E. Cajda (SEAL)
JAMES E. CAJDA

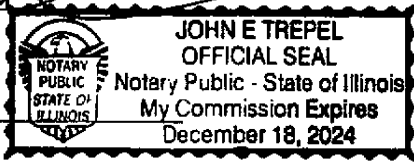
Kathleen M. Cajda (SEAL)
KATHLEEN M. CAJDA

State of Illinois)
)ss
County of Cook)

I, the undersigned, a Notary Public and in for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES E. CAJDA and KATHLEEN M. CAJDA, are personally know 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 official seal, this 20th day of October, 2022.

John E. Trepel
Notary Public



Commission Expires: _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 10/20/2022 John E. Trepel
Signature of Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		08-Nov-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

13-18-413-033-1023 | 20221101680526 | 1-585-387-856
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Nov-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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STATEMENT BY GRANTOR AND GRANTEE

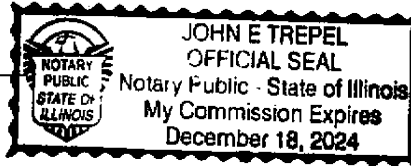
The Grantor/Trustee or his or her Agent affirm that, to the best of his or her knowledge, the name of the Grantee/Trustee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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.

Dated: October 20th, 2022

Signature: *Kathleen McCayda*
Grantor or Agent

Subscribe and sworn to before me
by the said Grantor/Agent

John E. Trepel
Notary Public



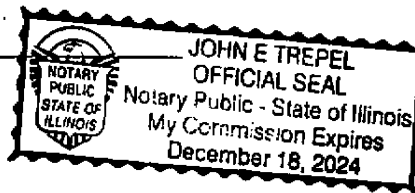
The Grantee/Trustee or his or her Agent affirm and verify that the name of the Grantee/Trustee as shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire 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: October 20th, 2022

Signature: *Kathleen McCayda*
Grantee/Trustee or Agent

Subscribe and sworn to before me
by the said Grantee/Trustee

John E. Trepel
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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Property of Cook County Clerk's Office

THIS INSTRUMENT FILED FOR RECORD
BY ALLIANCE TITLE CORPORATION AS AN
ACCOMMODATION ONLY. IT HAS NOT BEEN
EXAMINED AS TO IT'S EXECUTION OR AS
TO THE EFFECT UPON TITLE.

ALLIANCE TITLE CORPORATION.