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TRUSTEES DEED

GRANTOR. THE **PATRICIA** ZWICK as Successor Trustee of the JEROME J. ZWICK LIVING TRUST dated June 22, 2016 of 1617 W. Byron, Chicago, Illinois 60613, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and good and valuable consideration in hand paid. CONVEYS AND QUIT CLAIMS to PATRICIA ZWICK LIVING TRUST dated September 1, 2011, the entire interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:



Doc# 2234222019 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/08/2022 10:48 AN PG: 1 OF 4

LOT 41 IN BLOCK 27 IN RAVENSWOOD GARDENS, A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE WORTH EAST QUARTER AND THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH EAST OF SANITARTY DISTRICT RIGHT OF WAY (EXCEPT RIGHT OF WAY OF NORTH WESTERN ELEVATED RAILROAD) IN COOK COUNTY, ILLINOIS.

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(s): 13-13-200-028

Address(es) of Real Estate: 2740 WEST GIDDINGS ST, CHICAGO, ILLINOIS 60625

TO HAVE AND TO HOLD the same premises with the appurter ance upon the trusts and for the uses and purposes herein and in said trust agreement sectorth.

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

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of 198 years, and to renew or extend leases upon any terms for any period of 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 changes of any kind; to release, convey or assign any right, title or interest in or about to 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 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 the application of any purchase money, rent or money borrowed or advanced on said premises, or to 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, (1) that at the time of 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 bereficiaries 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 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 under and of all persons craiming 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 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 the earnings, avails and proceeds thereof as aforesaid.

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

Exempt sub par	under Real Estate	to Transfer T County Ord	Tax Law 35 I . 93-0-27 pa	LCS 200/31-45
Date _	12-8-2022	Sign	fn	and the second

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Dated this 11 th day of October, 2022.

PATRICIA ZWICK as Successor Trustee of the JEROME J. ZWICK LIVING TRUST dated June 22, 2016

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICIA ZWICK as Successor Trustee of the JEROME J. ZWICK LIVING TF UST dated June 22, 2016, 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 official seal, this // th day of October, 2022.

Motary Public

STEPHEN J KUMMER
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
July 02, 2025

THIS INSTRUMENT WAS PREPARED BY:

Robert B. Hoellen Hoellen & Hoellen 1940 W. Irving Park Road Chicago, IL 60613

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

ROBERT B. HOELLEN 1940 W. Irving Park Road Chicago, IL 60613 PATRICIA ZWICK 1617 W. Byron Chicago, IL 60613

REAL ESTATE TRANS	08-Dec-2022	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
42 42 200 020 0000	1 20224404602647	1 4 420 004 504

13-13-200-028-0000	20221101692647	1-420-981-584
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^{*} Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX			08-Dec-2022
		COUNTY:	0.00
		ILLINOIS:	0.00
	-	TOTAL:	0.00
13-13-200-0	28-0000	20221101692647	0-351-171-920

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY \$55 it.CS 5/3-5020 (from Ch. 34, per. 3-5020)

GRANTOR SECTION			
The GRANTOR or her/his agent, attirms that, to the best of her/his	knowledge, the name of the GRANTEE shown		
on the doed or assignment of beneficial interest (ABI) in a land trust	is either a natural person, an illimps		
corporation or foreign corporation authorized to do business or acqui	ne and noid title to real datate in filmois, a		
partnership authorized to do business or acquire and hold title to rea	estate in Illinois, or another entity recognized		
as a person and authorized to do business or acquire and hold tale to	o real estate under the laws of the State of Illinois.		
DATED: // 16 1.2022 SI	GNATURE: Thut BM		
1, 1, 2, 2	GRANTOR & ACENT		
GRANTOR NOTARY SE CTION: The below section is to be completed by the	NOTARY who witnesses the GRANTOR signature.		
Subscribed in 3.55 Jm to before me, Name of Notary Public.	Ashku Swamanininin		
By the said (Name of Grantor): P.Obert Hoellen	AFFIX NOTARY STANDOFFON SWO		
On this date of. 11 1 1 2 20 22	NOTARL OF		
NOTARY SIGNATURE: ANNLY SI WOOLEY	를 : ☞ (-) 등 등 등 등 등 등 등 등 등 등 등 등 등 등 등 등 등 등		
7 7 7	SUBLIC /		
	[P)		
GRANTEE SECTION	11 0c		
The GRANTEE or her/his agent affirms and ventiles that the rame of	the GRANTEE shows on the dood of ASSISTINGS		
of beneficial interest (ABI) in a land trust is either a natural person, a	n li nois corporation or foreign corporation		
authorized to do business or acquire and hold tale to real estate in $^{\rm th}$	nn-, a partnership authorized to do business or		
acquire and hold title to real estate in littnois or other entity recognize	ro as a herson and authorized to do business or		
acquire and hold title to real estate under the laws of the State of Itlin			
DATED: // /6 .20 2 & SH	GNATURE: RUG B NO ORANTEE OF ACCENT		
COLUMN AND AND AND AND AND AND AND AND AND AN			
GRANTEE NOTARY SECTION: This below section is to be completed by the f			
Subscribed and swom to before me, Name of Notary Public	Ashley Swonger		
By the said (Name of Grantee): Robert Hecken	AFFIX NOTARY		
On this date of	NOTANT OF STREET		
NOTARY SIGNATURE: ANNUM SWONGES	NOTANL		
	S		
	AUBLIC S		
CRIMINAL LIAB	LITY NOTICE		
CRIMINAL LIAB	Parent who know only subtracts a MALASCO		
Pursuant to Section 55,ILCS,5/3-5020(b)(2). Any person who knowingly subtry a table SC			

statement concerning the identity of a GRANTEE shall be gusty of a CLASS C MISCENEANOR\ for the FIRST OFFENSE, and of a CLASS A MISDEMEANOR, for subsequent offenses.

(Attach to DEED or ABI to be recorded in Cook County, Illino's if exempt under provisions of the [filingle Rest Estate Transfer Act: (35 ILCS 200/Art. 31)

rev. on 10.17.2016