

Doc#: 2303710117 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/06/2023 02:18 PM Pg: 1 of 6

DEED IN TRUST (ILLINOIS)

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Dec ID 20230101625266
ST/CO Stamp 0-950-359-888
City Stamp 0-321-410-896

THE GRANTOR, Richard Zonts and Maureen Zonts, husband and wife, of 680 N. Lake Shore Dr., #220, Chicago, of the County of Cook and State of Illinois for and in consideration of TEN & NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys and WARRANTS* unto

Richard W. Zonts and Maureen M. Zonts, as Trustees of the Zonts Family Trust dated January 30, 2003 of 680 N. Lake Shore Dr., #220, Chicago, IL 60611 (hereinafter referred to as "said trustee," 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:

See Exhibit A Legal Description attached hereto and made a part hereof.

Ownership of the marital residence in the real estate described herein and situated in the County of Cook; in the State of Illinois, to be held as Tenants by the Entirety and not as Joint Tenants nor as Tenants in Common pursuant to 765 ILCS 1005/1c and 735 ILCS 5/12- 112.

Permanent tax index # : 17-10-202-083-1001
Street Address: 680 N. Lake Shore Dr., #220, Chicago, IL 60611

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, street, 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 present 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

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State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Richard Zonts and Maureen Zonts, husband and wife, personally known 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30th day of January, 2023.
Kevin M. McCarthy
NOTARY PUBLIC

This instrument was prepared by Kevin M. McCarthy, Attorney At Law, 7903 W. 159th St., Suite B, Tinley Park, IL 60477.

(Name and Address)



* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO
Kevin M. McCarthy Attorney at Law
7903 W 159th St.,
Suite B
Tinley Park IL 60477

SEND SUBSEQUENT TAX BILLS TO:
Richard W. and Maureen M. Zonts
680 N. Lake Shore Dr., #220
Chicago, IL 60611

Exempt Under Provisions of Paragraph E
Section 31-45, Property Tax Code
Date: January 30, 2023

Richard W. Zonts
Signature of Buyer, Seller or Representative

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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 hereof and binding upon all beneficiaries there under; (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 earning 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.

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.

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.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 30th day of January, 2023.

Richard Zonts (SEAL) Maureen Zonts (SEAL)
Richard Zonts Maureen Zonts

The transfer of title and conveyance herein is hereby accepted by Richard W. Zonts and Maureen M. Zonts, Trustees of the Zonts Family Trust dated January 30, 2023.

Richard W. Zonts
Richard W. Zonts, Trustee as aforesaid
Maureen M. Zonts
Maureen M. Zonts, Trustee as aforesaid

Clerk's Office

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EXHIBIT A

Legal Description

PARCEL ONE:

Unit No. 220, together with its undivided percentage interest in the common elements in the 680 Tower Residences Condominium, as delineated and defined in the Declaration recorded as Document no. 26912811, amended by Document no. 89520936, and further amended from time to time, in the North Half of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL TWO:

Easement for ingress and egress for the benefit of Parcel One as set forth in the Declaration of Easements recorded as Document no. 26320245, as amended, in Cook County, Illinois.

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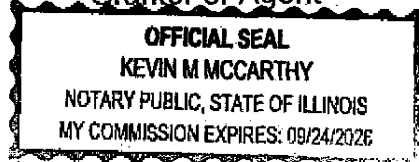
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee 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, 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 January 30, 2023. Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said **Richard W. Zonts** this 30th day of January, 2023.



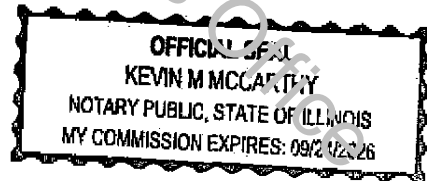
Notary Public [Signature]

The grantee or his agent affirms and verifies that the name of the grantee 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 January 30, 2023. Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said **Maureen M. Zonts** this 30th day of January, 2023.




Notary Public [Signature]

NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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REAL ESTATE TRANSFER TAX		06-Feb-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-10-202-083-1001 | 20230101625266 | 0-321-410-896

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

REAL ESTATE TRANSFER TAX		06-Feb-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

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