

# UNOFFICIAL COPY

Chicago Title

2/2 22LS03584NA

TRUSTEES DEED *MT*



Doc# 2305949103 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/28/2023 01:27 PM PG: 1 OF 3

THE GRANTOR, 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 ABI INVEST an ILLINOIS LLC, the entire interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

*ABI INVEST IL, LLC - an Illinois limited liability company.*

LOT 44 IN CHARLES J. FORD'S SUBDIVISION OF BLOCK 18 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4, AND THE EAST 1/2 OF THE SOUTH EAST 1/4 THEREOF), 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): 14-19-216-003-0000

Address(es) of Real Estate: 1617 W. Byron, CHICAGO, ILLINOIS 60613

TO HAVE AND TO HOLD the same premises with the appurtenance 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 for any period of periods of time and to amend, change or modify leases and the terms and provisions thereof at any

# UNOFFICIAL COPY

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. (a) 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 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 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 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 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.

Dated this 17th day of February, 2023.

# UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

24-Feb-2023



COUNTY:	368.75
ILLINOIS:	737.50
TOTAL:	1,106.25

14-19-216-003-0000

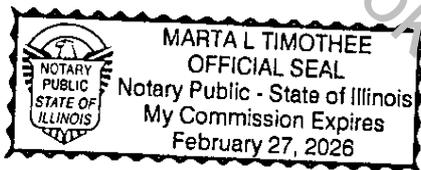
| 20230201647025 | 1-287-929-680

*Patricia Zwick*  
 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 TRUST 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 17th day of February, 2023.



*[Signature]*  
 \_\_\_\_\_  
 Notary Public

THIS INSTRUMENT WAS PREPARED BY: Robert B. Hoellen  
 Hoellen & Hoellen  
 1940 W. Irving Park Road  
 Chicago, IL 60613

MAIL TO:

~~ELIAS MANTZOURAKOS  
 1699 Wall Street, Suite 420  
 Mount Prospect, IL 60056~~

SEND SUBSEQUENT TAX BILLS TO:

ABI INVEST an ILLINOIS LLC  
~~2885 Sanford Avenue SW  
 Grandville, MI 49418-1342~~

← *6120 TRUMBULL ST  
 DETROIT, MI 48208*

REAL ESTATE TRANSFER TAX

24-Feb-2023



CHICAGO:	5,531.25
CTA:	2,212.50
TOTAL:	7,743.75 *

14-19-216-003-0000 | 20230201647025 | 0-083-222-352

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