

UNOFFICIAL COPY

Doc#. 2308046311 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/21/2023 03:21 PM Pg: 1 of 5

This instrument prepared by:
Andrew Lofthouse
1420 Renaissance Dr., Ste. 213
Park Ridge, IL 60068

Dec ID 20230301677961
ST/CO Stamp 0-526-469-328
City Stamp 1-706-641-616

Mail future tax bills to:
Aurora Romero
515 W. Belden Ave., Unit 7
Chicago, IL 60614

Mail this recorded instrument to:
Andrew Lofthouse
1420 Renaissance Dr., Ste. 213
Park Ridge, IL 60068

TRUSTEE'S DEED IN TRUST

This Indenture, made this 15th day of March, 2023, between AURORA ROMERO, as Successor Trustee under THE JOHN P. KOLODZIEJ DECLARATION OF TRUST dated May 11, 2011, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto AURORA ROMERO, as Trustee under the provisions of a declaration of trust dated the 11th day of May, 2021, and known as the AURORA "DOLLY" ROMERO LIVING TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate located in the County of Cook, State of Illinois:

See attached "Legal Description"

Permanent Index Number: 14-33-111-042-0000

Property Address: 515 W. Belden Ave., Unit 7, Chicago, IL 60614

TO HAVE AND TO HOLD the premises with the appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the property, or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any and all of the title and estate of the trust, and to grant to such successor or successors the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) To dedicate parks, street highways, or alleys, and to vacate any portion of the premises; (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instrument, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successor in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee(s) herein named, to act, or upon his/her removal from the County, such Successor Trustee as designated in the Living Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

IN WITNESS WHEREOF, the AURORA ROMERO, as Successor Trustee under the JOHN P. KOLODZIEJ DECLARATION OF TRUST dated May 11, 2011 aforesaid has hereunto set hand and seal this 15th day of March, 2023.



AURORA ROMERO, as Successor Trustee of the
JOHN P. KOLODZIEJ DECLARATION OF TRUST dated May 11, 2011

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LEGAL DESCRIPTION

PARCEL 1:

THE WEST 16.50 FEET OF THE EAST 50.04 FEET (EXCEPT THE NORTH 54.14 FEET THEREOF AND EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE WEST 8.50 FEET OF THE EAST 63.79 FEET OF THE SOUTH 20 FEET, ALL OF LOTS 43 TO 48, BOTH INCLUSIVE, TAKEN AS A TRACT, IN BLOCK 1 IN LAY'S SUBDIVISION OF BLOCK 12 IN CANAL TRUSTEE'S SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 3:

EASEMENTS AS SET FORTH IN DECLARATION OF EASEMENTS DATED MAY 15, 1967, AND RECORDED MAY 18, 1967, AS DOCUMENT 20127874 MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AGREEMENT DATED SEPTEMBER 28, 1966, AND KNOWN AS TRUST NUMBER 24047, AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AS TRUSTEE U/T/A DATED SEPTEMBER 28, 1966, AND KNOWN AS TRUST NUMBER 24047, TO MYRNA B. KASSEL DATED JULY 7, 1967, AND RECORDED JULY 25, 1967, AS DOCUMENT 2027753, FOR THE BENEFIT OF PARCEL 1 AFORESAID, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT PARCEL NUMBER: 14-33-111-042

Cook County Clerk's Office

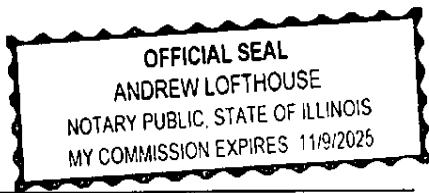
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STATEMENT BY GRANTOR AND GRANTEE

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, 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 3/15/23 Signature: *ANORA ROMEU*
Grantor or Agent

Subscribed and sworn to before me
by the said ANORA ROMEU,
dated 3/15/23.



Notary Public *AL*

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 title to real estate under the laws of the State of Illinois.

Dated 3/15/23 Signature: *ANORA ROMEU*
Grantee or Agent

Subscribed and sworn to before me
by the said ANORA ROMEU,
dated 3/15/23.



Notary Public *AL*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.