

UNOFFICIAL COPY

Doc#: 2308733103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/28/2023 10:05 AM Pg: 1 of 4

DEED IN TRUST

MAIL RECORDED INSTRUMENT TO:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 110
LaGrange, Illinois 60525

Dec ID 20230301675689

MAIL FUTURE TAX BILLS TO:

Linda Sassone
407 Wisconsin Ave., Unit F
Oak Park, Illinois 60302

LINDA SASSONE A/K/A LINDA A. SASSONE (hereinafter referred to as "Grantor"), who resides at 407 Wisconsin Ave., Unit F, Oak Park, Cook County, Illinois 60302, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **LINDA SASSONE, Trustee of the LINDA SASSONE REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 407 Wisconsin Ave. Unit F, Oak Park, Illinois 60302, and such Trust having been established under that certain revocable trust agreement dated March 10th, 2023, by LINDA SASSONE A/K/A LINDA A. SASSONE as trustor and as trustee, has CONVEYED and QUIT CLAIMED to Grantee, all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

PARCEL 1:

LOT 6 OF THE 407 WISCONSIN VINTAGE TOWN HOMES, BEING A RESUBDIVISION OF LOT 43 AND THE SOUTH ½ OF LOT 42 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILE ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, OVER AND UPON THE "COMMON AREA" IN THE PLAT OF 407 WISCONSIN VINTAGE TOWNHOMES, AFORESAID, AS SET FORTH IN DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS DATED JULY 1, 2000 AND RECORDED JULY 10 AS DOCUMENT 00508055.

Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises forever.

EXEMPTION APPROVED


Steven E. Drazier, CFO
Village of Oak Park

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Permanent Index Number: 16-07-322-058-0000

Property address: 407 Wisconsin Ave., Unit F, Oak Park, Illinois 60302

The Trust grants the trustee thereof full power and authority: (1) to improve, manage, protect and subdivide said real estate or any part thereof; (2) to contract, sell or exchange, grant options to lease or purchase on any terms, and to convey either with or without consideration; (3) to convey the real estate or any part of it to a successor or successors in trust, and to grant to these successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; (4) to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part of it; (5) to donate, mortgage, pledge or otherwise encumber the real estate or any part of it; (6) to lease the real estate or any part of it, in possession or reversion, on any terms and for any period or periods of time up to but not exceeding a single term of 199 years, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions of them; (7) 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 reversions, and to contract respecting the manner or fixing the amount of present or future rentals; (8) to execute grants of easements or charges or any kind; (9) to release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it; (10) to deal with title to the real estate and every part of it in any way and for consideration that would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways specified above.

No party dealing with trustee with regard to real estate owned by the Trust, whether by contract, sale, lease, mortgage or otherwise, shall be required to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be required to see that the terms of the trust have been complied with, or be required to inquire into the necessity or expediency of any act of trustee, or be required to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (1) that at the time of delivery thereof, the trust created herein and by the trust agreement was in full force and effect, (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (3) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (4) 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary of the Trust shall have any title or interest, legal or equitable, except as stated.

EXEMPTION APPROVED


Steven E. Drazner, CFO
Village of Oak Park

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Dated the 10th day of March, 2023.


LINDA SASSONE A/K/A LINDA A. SASSONE

STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Act.

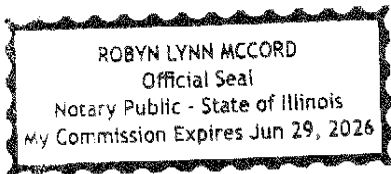
Dated the 10th day of March, 2023.

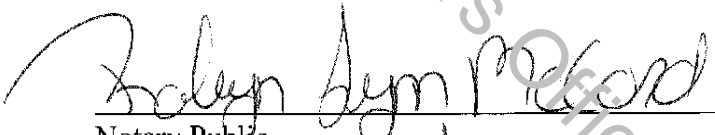

Buyer, Seller or Representative

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 LINDA SASSONE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the instrument as she 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 notarial seal on this the 10th day of March, 2023.




Notary Public
My commission expires: June 29, 2026

This instrument was prepared by:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 110
LaGrange, Illinois 60525

EXEMPTION APPROVED

Steven E. Drazier, CFO
Village of Oak Park

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STATEMENT BY GRANTOR AND GRANTEE

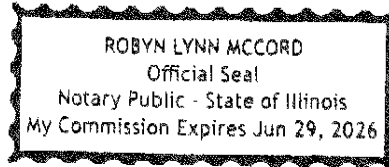
The Grantor or the Grantor's agent affirms that, to the best of Grantor's knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 the 10th day of March, 2023.


LINDA SASSONE A/K/A LINDA A. SASSONE

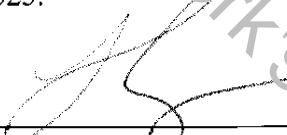
Subscribed and sworn to before me
By the said Linda Sassone
This 10th day of March, 2023.


Notary Public

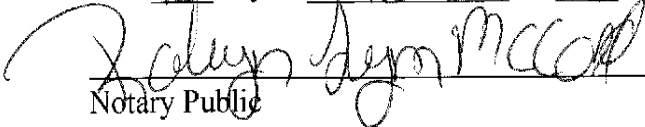


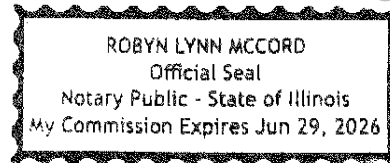
The Grantee or the Grantee's agent affirms that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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 the 10th day of March, 2023.


LINDA SASSONE, Trustee

Subscribed and sworn to before me
By the said Linda Sassone, Trustee
This 10th day of March, 2023.


Notary Public



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

EXEMPTION APPROVED


Steven E. Draheim, CFO
Village of Oak Park