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Doc#: 2310929003 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 04/19/2023 09:32 AM Pg: 1 of 4

Dec ID 20230401696305

ST/CO Stamp 0-257-264-848 ST Tax \$289.00 CO Tax \$144.50

City Stamp 2-002-095-312 City Tax: \$3,034.50

WARRANTY DEED IN TRUST

APR 19 2023 10:17 AM
After recording, mail to:
Altima LLC
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

THIS INDENTURE WITNESSETH, that the grantor, JENNIFER S. SZCZECH, a single woman, of the City of Naperville, in the County of DuPage, and State of Illinois, for and in consideration of \$289,000.00 in hand paid, conveys and warrants unto VICTOR OSVALDO CATARIVAS DINERSTEIN, Trustee, of the VICTOR OSVALDO CATARIVAS DINERSTEIN DECLARATION OF TRUST u/a/d January 17, 2017, whose address is 920 W. Sheridan Rd., Unit 405, Chicago, County of Cook, Illinois 60613, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1:

UNIT 1003 IN THE GRAND OHIO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF BLOCK 20 IN KINZIE'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN TOGETHER WITH EASEMENTS CREATED BY DOCUMENT 8491432 AS AMENDED BY DOCUMENT 26279882, EASEMENT CREATED BY DOCUMENT 17543160 AND EASEMENT CREATED BY DOCUMENT 26150981, AND AS MORE FULLY DESCRIBED IN THE AFORESAID SURVEY WHICH IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 25, 1999 AS DOCUMENT 99613754, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE, SUPPORT, MAINTENANCE AND ENJOYMENT AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED JUNE 25, 1999 AS DOCUMENT 99613753, IN COOK COUNTY, ILLINOIS.

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PARCEL 3:

VALET PARKING RIGHT 76 APPURTENANT TO PARCEL 1 TO HAVE ONE PASSENGER VEHICLE PARKING IN PARKING AREA AS SET FORTH IN THE AFORESAID DECLARATION.

SUBJECT TO: conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing.

Permanent Index Number: 17-10-209-025-1126

Address of Real Estate: 211 E. OHIO ST., UNIT 1003, CHICAGO, Illinois 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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 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 99 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 other 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, money borrowed or advanced on said premises, or 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


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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 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 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 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 grantor hereby expressly waives and releases 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 grantor aforesaid does hereunto set her hand this April 14, 2023.

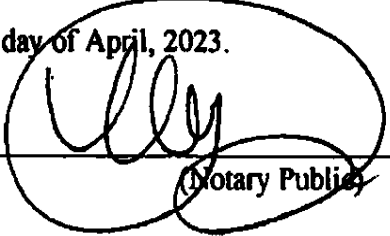

JENNIFER S. SZCZECH

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JENNIFER S. SZCZECH, personally known to me to be the person 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14th day of April, 2023.





(Notary Public)

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Prepared By:

**Matthew S. Payne, The Payne Law Office, Chartered, 1821 Walden Office Square, Suite 400,
Chicago, Illinois 60631, Attorney for JENNIFER S. SZCZECH**

Mail To:

Kimberly Freelund, Attorney at Law, 806 N. Peoria, Chicago, Illinois 60642

Name and Address of Taxpayer / Address of Property:

**Victor Osvaldo Catarivas Dinerstein, Trustee, of the VICTOR OSVALDO CATARIVAS
DINERSTEIN DECLARATION OF TRUST u/a/d January 17, 2017, 920 W. Sheridan Rd, Unit
405, Chicago, IL 60613**

Property of Cook County Clerk's Office