

# UNOFFICIAL COPY



**DEED IN TRUST**

**(QUIT CLAIM)**

Doc# 2312934024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/09/2023 02:18 PM PG: 1 OF 5

(The Above Space for Recorder's Use Only)

**THIS INDENTURE WITNESSETH**, that the Grantors, **Frank Hatzis and Anita Chron, husband and wife**, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Quit Claim to **Anita Chron and Frank Hatzis** as Trustees under the provisions of **the Anita Chron and Frank Hatzis Living Trust** agreement dated the 18<sup>th</sup> day of April, 2023, to be held as tenants by the entirety, the following described real estate in the County of Cook, State of Illinois:

LOT 20 IN BLOCK 2 IN FREES ADDITION TO VILLAGE OF JEFFERSON IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN No. 13-08-425-101-0000

Commonly Known As: 5762 W. Ainslie St., Chicago, IL 60630

**TO HAVE AND TO HOLD** said premises with the appurtenances upon the trusts for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said trustees 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 subdivide 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, power and authorities vested in said co-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 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



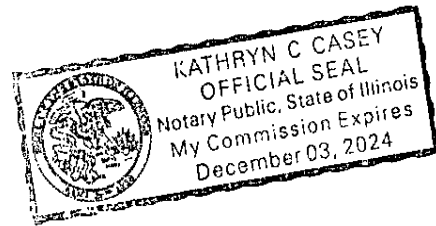
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I, a Notary Public in and for the County and State, CERTIFY that **Frank Hatzis and Anita Chron**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instruments 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 18<sup>th</sup> day of April, 2023.

  
\_\_\_\_\_  
NOTARY PUBLIC

Prepared by: Dutton Casey & Mesoloras  
65 East Wacker Place, Suite 1200  
Chicago, IL 60601

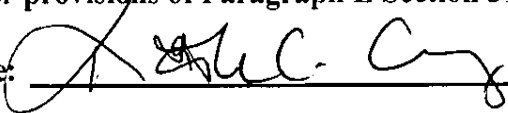


Address of Property: 5762 W Ainslie St.  
Chicago, IL 60630  
(The above address is for statistical purposes only and is not part of this deed.)

Mail Recorded Document to: Dutton Casey & Mesoloras  
65 East Wacker Place, Suite 1200  
Chicago, IL 60601

Mail Subsequent Tax Bills to: Anita Chron and Frank Hatzis, Trustees  
5762 W. Ainslie St.  
Chicago, IL 60630

Exempt under provisions of Paragraph E Section 31-45, Property Tax Code

Sign and date:  4-18-2023

REAL ESTATE TRANSFER TAX		09-May-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

13-08-425-101-0000 | 20230401607299 | 1-255-740-112

REAL ESTATE TRANSFER TAX		09-May-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *

13-08-425-101-0000 | 20230401607299 | 2-086-671-056

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

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: April 18, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 18<sup>th</sup> of April, 2023

Notary Public [Handwritten Signature]



The grantee or his/her 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, 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: April 18, 2023

Signature: [Handwritten Signature]  
Grantee or Agent

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 18<sup>th</sup> of April, 2023

Notary Public [Handwritten 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 subsequent offenses.

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(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 Act.)

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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