

# UNOFFICIAL COPY

Doc#: 2320725166 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/26/2023 04:04 PM Pg: 1 of 3

**This instrument prepared by:**

Jennifer L. Ernest  
2403 Harnish Dr., Suite 105  
Algonquin, IL 60102

Dec ID 20230601653421  
ST/CO Stamp 1-127-132-880  
City Stamp 1-668-329-168

**Mail future tax bills to:**

Roumiana Deltchev  
6441 W. Warner Ave., #404  
Chicago, IL 60634

**Mail this recorded instrument to:**

Jennifer L. Ernest  
LARSEN, EDLUND, AND ERNEST, PC  
2403 Harnish Dr., Suite 105  
Algonquin, IL 60102

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## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, Roumiana Deltchev, married to Ned Deltchev, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Roumiana Deltchev, 6441 W. Warner Ave., #404, Chicago, IL 60634, as Trustee under a trust agreement dated the 17<sup>th</sup> day of November, 2022, and known as the Roumiana Deltchev Living Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT NUMBER 7-404 IN GLENLAKE CONDOMINIUM NO. 1, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN GLENLAKE CONDOMINIUMS PHASE II, BEING SUBDIVISIONS IN THE SOUTH FRACTIONAL ½ OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH PLAT OF SURVEY IS ATTACHED AS "EXHIBIT C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 1996 AS DOCUMENT NUMBER 96242966, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

Permanent Index Number(s): 13-18-409-069-1154  
Property Address: 6441 W. Warner Ave., #404, Chicago, IL 60634

together with the tenements and appurtenances thereunto belonging.

**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 re-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, powers, and authorities vested in said Trustee, to donate, to dedicate, to mortgage, to pledge or otherwise to 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 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 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

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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 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, or 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 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, her, 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 17<sup>th</sup> day of November, 2022.

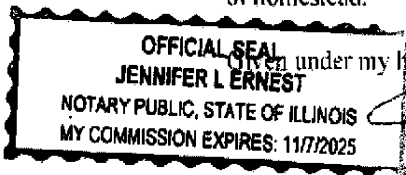
Roumiana Deltchev

Ned Deltchev

STATE OF ILLINOIS

COUNTY OF COOK

) I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
) SS HEREBY CERTIFY that Roumiana Deltchev and Ned Deltchev, personally known to  
) me to be the same person(s) whose name(s) is/are subscribed to the foregoing  
instrument, appeared before me this day in person and acknowledged that he/she/they  
signed, sealed, and delivered the said instruments as his/her/their free and voluntary act,  
for the uses and purposed therein set forth, including the release and waiver of the right  
of homestead.



Notary Public

Exempt From Transfer Tax Under Provisions of Paragraph E, Section 4, Real Estate Transfer Act

Dated: November 17, 2022

Buyer, Seller, or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

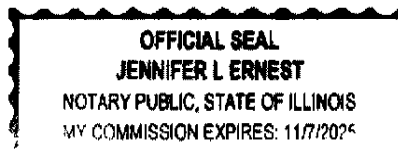
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated November 17, 2022

  
Signature of Grantor or Agent

Subscribed and sworn to before me this

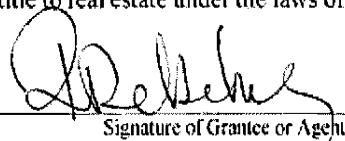
17<sup>th</sup> day of November, 2022  
Day Month Year



  
Notary Public

The grantee or the grantee's 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 and hold title to real estate under the laws of the State of Illinois.

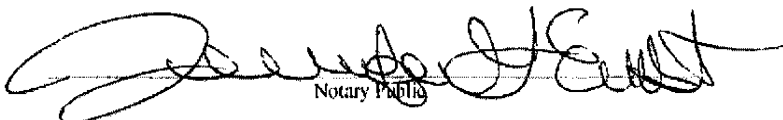
Dated November 17, 2022

  
Signature of Grantee or Agent

Subscribed and sworn to before me this

17<sup>th</sup> day of November, 2022  
Day Month Year



  
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.)