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DEED IN TRUST

Doc# 2322129007 Fee \$93.00

MAIL RECORDED INSTRUMENT TO:

Demetrius J Karos Ltd.
210 South Peck Avenue
LaGrange, Illinois 60525

RHSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2023 10:32 AM PG: 1 OF 4

MAIL FUTURE TAX BILLS TO:

Judith A Ciufia Revocable Trust
18241 Michigan Court
Orland Park, Illinois 60467

JUDITH A. CIUFIA (hereinafter referred to as "Grantor"), an unmarried person, who resides at 18241 Michigan Court, Orland Park, Cook County, Illinois 60467, 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 **JUDITH A. CIUFIA, Trustee of the JUDITH A. CIUFIA REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 18241 Michigan Court, Orland Park, Illinois 60467, and such Trust having been established under that certain revocable trust agreement dated July 31, 2023, by JUDITH A. CIUFIA as grantor 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:

UNIT 72 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EAGLE RIDGE CONDOMINIUM UNIT II AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 91315399, AS AMENDED, IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 36, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

Permanent Index Number: 27-32-400-027-1030

Property address: 18241 Michigan Court, Orland Park, Illinois 60647

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,

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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.

Dated the 31st day of July, in the year 2023.



JUDITH A. CIUFIA

REAL ESTATE TRANSFER TAX		04-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
27-32-400-027-1030 20230701687010 1-804-868-048		

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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 31st day of July, in the year 2023.

Judith A. Ciuffe
Buyer, Seller or Representative

STATE OF ILLINOIS)
) ss.
COUNTY OF Du Page)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that JUDITH A. CIUFFE, 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 31st day of July, in the year 2023.



D J Karos
Notary Public
My commission expires: 6.6.2026

This instrument was prepared by:

Demetrius J Karos
210 South Peck Avenue
LaGrange, Illinois 60525

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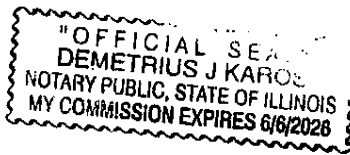
STATEMENT BY GRANTOR AND GRANTEE

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 31st day of July, in the year 2023.

Judith A. Ciufia
JUDITH A. CIUFIA

Subscribed and sworn to before me
By the said Judith a. Ciufia
This 31st day of July, 2023.



D J Karos
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 31st day of July, in the year 2023.

Judith A. Ciufia
JUDITH A. CIUFIA, Trustee

Subscribed and sworn to before me
By the said Judith a. Ciufia, Trustee
This 31st day of July, 2023.



D J Karos
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.)