

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY

THE GRANTOR, FELICIA K. STARKS, a single person, of Oak Park, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto GRANTEE, whose address is 1114 N. Ridgeland Avenue, Oak Park, Illinois 60302, County of Cook, State of Illinois,

Doc#: 2325013398 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/07/2023 02:43 PM Pg: 1 of 4
Dec ID 20230901616774

FELICIA K. STARKS

(The Above Space For Recorder's Use Only)

as Trustee under the provisions of a SELF DECLARATION of trust agreement dated the 10th day of August, 2023, and known as the FELICIA K. STARKS LIVING TRUST, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under agreement, the following described real estate in the County of Cook and the State of Illinois, to wit:

SEE ATTACHED.

Permanent Real Estate Index Number: 16-07-326-024-1011.

Address(es) of real estate: 401 S. Grove Avenue, Unit 1D, Oak Park, Illinois 60304.

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

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. And the 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 exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 10th day of August 2023.

Felicia K. Starks (Seal)
FELICIA K. STARKS

STATE OF ILLINOIS }
COUNTY OF DUPAGE } ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FELICIA K. STARKS, personally known to me or proven 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, 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 official seal,
this 10th day of August 2023.
Commission expires 8/21 20 25



[Signature]
NOTARY PUBLIC

This instrument was prepared by Colleen L. Sahlas, Attorney, The Law Offices of Hoy & Sahlas, LLC., 1200 Harger Road, Ste. 602, Oak Brook, IL 60523.

Mail To: Law Offices of Hoy & Sahlas, LLC.
1200 Harger Road, Ste. 602
Oak Brook, IL 60523

Send Subsequent Tax Bills To: FELICIA K. STARKS
1114 N. Ridgeland Avenue
Oak Park, IL 60302

EXEMPTION APPROVED

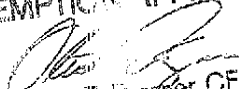
[Signature]
Steven E. Drazner, CFC
Village of Oak Park

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3. The land referred to in this commitment is described as follows:

UNIT NUMBER "1-D", AS DELINEATED ON SURVEY OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 1, 2, AND 3 IN BLOCK 3 IN SUBDIVISION OF BLOCKS 2, 3 AND 4 IN FORCE'S SUBDIVISION OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY COROSIELLI BUILDING CORPORATION, RECORDED IN THE OFFICE OF COOK COUNTY RECORDER AS DOCUMENT NUMBER 19845665, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

EXEMPTION APPROVED


Steven E. Brazner, CFO
Village of Oak Park

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey 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 in 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 of 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 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 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 the 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 the 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 person 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or in duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right on 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.

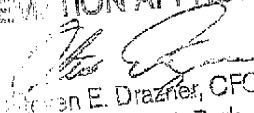
This transaction is exempt pursuant to 35 ILCS 200/31-45(e)



 Colleen L. Sahlas, Attorney

Dated: 8/10/23

EXEMPTION APPROVED


 Stephen E. Drazner, CFO
 Village of Oak Park

STATEMENT BY GRANTOR AND GRANTEE
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Use for Cook County purposes ONLY

The grantor or his agent affirms that, to the best of his 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: August 10, 2023

Signature: Felicia K. Starke
Grantor or Agent

Subscribed and sworn to before me
this 10th day of Aug, 2023



[Signature]
Notary Public

The grantee or his 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: August 10, 2023

Signature: Felicia K. Starke
Grantee or Agent

Subscribed and sworn to before me
this 10th day of August, 2023



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

EXEMPTION APPROVED

[Signature]
Steven E. Drazner, CFO
Village of Oak Park