

UNOFFICIAL COPY

Doc#: 2327245073 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2023 10:16 AM Pg: 1 of 4

Dec ID 20230901633996

DEED IN TRUST

THE GRANTORS (NAME AND ADDRESS)

Denis Azabagić
Eugenia Moliner Ferrer
1031 Bonnie Brae
River Forest, IL 60305

THE GRANTORS, Denis Azabagić and Eugenia Moliner, a/k/a Eugenia Moliner Ferrer, husband and wife, of 1031 Bonnie Brae, River Forest, IL 60305, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND QUITCLAIM to Denis Azabagić and Eugenia Moliner Ferrer, as Trustees of the DENIS AZABAGIĆ AND EUGENIA MOLINER FERRER REVOCABLE LIVING TRUST, dated September 22, 2023, all rights, titles, interest and claims which the Grantors have in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 21 AND 22 (EXCEPT THAT PART OF SAID LOT WHICH LIES WEST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID LOT 21 WHICH IS 131.98 FEET EAST OF THE SOUTHWEST CORNER THEREOF TO A POINT IN THE NORTH LINE OF SAID LOT 22 WHICH IS 132.17 FEET EAST OF THE NORTHWEST CORNER THEREOF AND ALSO EXCEPTING THE EAST 20.0 FEET NORTH 11.0 FEET OF SAID LOT 21 AND ALSO EXCEPTING THE EAST 20.0 FEET OF SAID LOT 22) ALL IN BLOCK 7 IN THE SUBDIVISION OF BLOCK 7 (EXCEPT THE SOUTHWEST 1/4 THEREOF) AND OF BLOCK 16 (EXCEPT THE NORTH 75 FEET OF THE WEST 1/2 THEREOF) AND ALL OF BLOCK 17 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/3 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING EAST OF THE CENTER OF DES PLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 15-13-307-032-0000

Property Address: 7618 Polk Street, Forest Park, IL 60130

SUBJECT TO: General and special real estate taxes which are not yet due and payable; covenants, conditions and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

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

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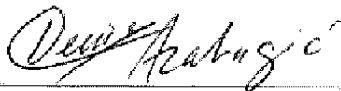
This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or Successor Trustees or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its his, her, or their predecessor in trust.

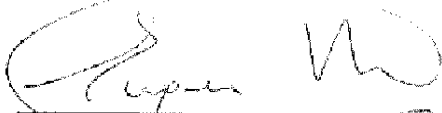
The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

And the said Grantors hereby expressly waive and release 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 sales on execution or otherwise.

Dated this 22 day of September, 2023



Denis Azabagic



Eugenia Moliner Ferrer

EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH 200, SECTION 21-45(E),
ILLINOIS PROPERTY TAX CODE.



Grantor, Attorney or Agent

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STATEMENT BY GRANTOR AND GRANTEE

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 22-9, 2023 Signature: *Denis Azabagic*
Grantor or Agent

Subscribed and sworn to before me
By the said Denis Azabagic
This 22 day of September, 2023.

Notary Public *Matthew C Swenson*

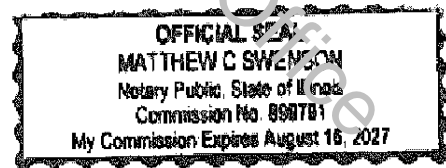


The **Grantee** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 22-9, 2023 Signature: *Denis Azabagic*
Grantee or Agent

Subscribed and sworn to before me
By the said Denis Azabagic
This 22 day of September, 2023.

Notary Public *Matthew C Swenson*



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 AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.