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DEED IN TRUST
(Illinois)
Tenancy by the Entirety



Doc# 2328334008 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 09:41 AM PG: 1 OF 5

Prepared by and after
recording mail to:

Sharon M. Buccino
Hoogendoorn & Talbot LLP
122 S. Michigan Ave., Suite 1220
Chicago, Illinois 60603-6263

THE GRANTORS,

Ivica Krpan and Venessa Krpan, husband and wife,

of the City of Chicago, County of Cook, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY and WARRANT to

Ivica M. Krpan a/k/a John M. Krpan and Venessa M. Krpan, Co-Trustees of the Krpan Family Trust, Dated November 23, 2010, an inter vivos revocable trust created for estate planning purposes whose settlors and primary beneficiaries are **Ivica M. Krpan a/k/a John Krpan and Venessa M. Krpan**, and unto all and every successor or successors in trust under said trust agreement, whose address is 5840 N. Kilbourn Avenue, Chicago, IL 60646,

such interest of the husband and wife to this homestead property to be held as Tenants by the Entirety pursuant to 765 ILCS 1005/1c,

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See **Exhibit A** attached hereto and made a part hereof.

To have and to hold said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee 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 resub divide 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, 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 the present or in the future, 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 contact 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

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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 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.

DATED this 28th day of September, 2023.

Ivica Krpan

Venessa Krpan

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200-31/45(e).

Grantor/Grantee/Agent

9/28/23

Dated

REAL ESTATE TRANSFER TAX		10-Oct-2023
CHICAGO:		0.00
CTA:		0.00
TOTAL:		0.00 *



13-03-313-047-0000 | 20231001644486 | 0-924-890-064

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

REAL ESTATE TRANSFER TAX		10-Oct-2023
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00



13-03-313-047-0000 | 20231001644486 | 1-223-930-832

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County and State, certifies that Ivica Krpan and Venessa Krpan, husband and wife, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person or by means of communication technology and acknowledged signing and delivering the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of September, 2023.



Agnieszka Ciochon

Notary Public

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EXHIBIT A

Lot 188 and the South ½ of Lot 189 in Koester and Zander's Sauganash Subdivision of parts of Lots 1 to 4, inclusive, in Ogden and Jones Subdivision of Bronson's Tract in Caldwell's Reserve, being a Subdivision in Section 3, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 5840 N. Kilbourn Avenue, Chicago, IL 60646

PIN: 13-03-313-047-0000

Send tax bills to:

John M. Krpan
Venessa Krpan
5840 N. Kilbourn Avenue
Chicago, IL 60646

Property of Cook County Clerk's Office

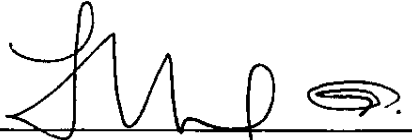
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STATEMENT BY GRANTOR AND GRANTEE

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: September 28, 2023

Signature:



Grantor or Agent

Subscribed and sworn to before me this
28th day of September, 2023

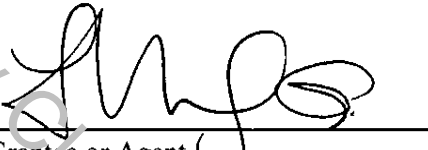


Notary Public

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.

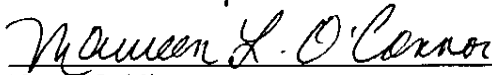
Dated: September 28, 2023

Signature:

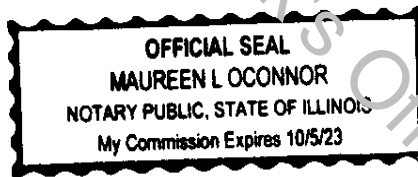


Grantee or Agent

Subscribed and sworn to before me this
28th day of September, 2023.



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.]