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PREPARED BY:

Mira Radadia Radadia Law, LLC 710 Cooper Court Schaumburg, IL 60173

MAIL TAXES AND RECORDED DEED TO:

Carrie D. Smaroff, Trustee 31 W 13th Street Chicago, IL 60605



Doc# 2403622003 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/05/2024 16:11 AM PG: 1 OF 3

QUITCLAIM DEED TO TRUST

The GRANTOR(S), Puk: G. Smaroff and Carrie D. Smaroff, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CCNVEY(S) and QUITCLAIM(S) to Carrie D. Smaroff, as Trustee, of the Carrie D. Smaroff Trust dated November 23, 2023, and any amendments thereto, of 31 W 13th Street, Chicago, IL 60605, all interest in the following described real estate situated in the County of Cook, State of Illinois:

Parcel 1: LOT 1 IN MCLEAN RESUBE (VISION BEING A SUBDIVISION OF BLOCK 5 IN DEARBORN PARK UNIT 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLETS IN PART OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Parcel 2: EASEMENTS FOR THE BENEFIT OF PARCEL I FOR INGRESS AND EGRESS RECORDED NOVEMBER 26, 1989 AS DOCUMENT NUMBER 89566 231.

Permanent Index Number: 17-21-213-002-0000

Property Address: 31 W 13th Street, Chicago, Illinois 60605

To have and to hold such premises subject to covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2022 and subsequent years including taxes which may accrue by reason of new or additional improvements during those years.

The then-acting Trustee has the power and authority to encumber or otherwise to manag: and dispose of the hereinabove described real estate, including but not limited to the power to convey.

Dated this 21 day of /ccember 2023.

Grantor, Duke G. Smaroff

Grantor, Carrie D. Smarof

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Exempt under Paragraph (e), Section 31-45, Illinois Property Tax Code.

Buyer, Seller or Representative

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Not my Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the GRANTOR(S), Duke C. Smaroff and Carrie D. Smaroff personally known to me to be the same person(s) whose name(s) is/are subscribe in the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they sig/eo sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this

My Commission expires 12/03/2020

OFFICIAL SEAL MIRA RADADIA NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/03/2026

REAL ESTATE TRANSFER TAX		05-Feb-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-213-002-0000 | 20240101622138 | 1 103-453-232

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

REAL ESTA	TE TRANSFER	TAX	05-Feb-2024
		COUNTY:	0.00
	(\$35.	ILLINOIS:	0.00
		TOTAL:	0.00
17-21-2	13-002-0000	120240101622138	I 2.050.525.168

2403622003 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTORS (or the agent for the GRANTORS) affirm that, to the best of the knowledge of the undersigned, 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated this 21 st day of Jecember	<u>-</u> , 202 3 .
Grantor, Duke G. Sm at 17	Grantor, Carrie D. Smaroff
Subscribed and sworn to before the by the GRA	ANTORS, Duke G. Smaroff and Carrie D. Smaroff, on this
21 day of December Muier Redoding	2023. OFFICIAL SEAL MIRA RADADIA NOTARY PUBLIC, STATE OF ILLINOIS
Notary Public	MY COMMISSION EXPIRES: 12/03/2026
the name of the GRANTEE shown on the deed natural person, an Illinois corporation or foreign to real estate in Illinois, a partnership authorize	EE) affirms that to the best of the knowledge of the undersigned, dor assignment of be efficial interest in a land trust is either a gn corporation authorized to do business or acquire and hold title ed to do business or acquire and hold title to real estate in Illinois, ed to do business or acquire title to real estate under the laws of
Dated this 21st day of Legen bev	_, 2023.
Grantee, Carrie D. Smaroff, as Trustee	_ , 2023.
Subscribed and sworn to before me by the GRA	
al day of December,	OFFICIAL SEAL MIRA RADADIA
Murier Rododia	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES: 12/03/2026

<u>Criminal Liability Notice</u>: Pursuant to Section 55 ILCS 5/3-5020(b)(2), any person who knowingly submits a false statement concerning the identity of a Grantee is guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Notary Public