

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, **STEVEN J. ZALUTSKY**, a married man, of 1445 N. Cleveland Avenue, Unit C, Chicago, Illinois 60610, for and in consideration of Ten & No/100 Dollars (\$10.00), in hand paid, CONVEYS AND QUIT CLAIMS to **STEVEN J. ZALUTSKY**, not individually, but as trustee of the **STEVEN J. ZALUTSKY TRUST DATED DECEMBER 6, 2023**, of 1445 N. Cleveland Avenue, Unit C, Chicago, Illinois 60610; my undivided one-half interest in the following described Real Estate situated in the County of Cook in the State of Illinois; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Doc#: 2403813017 Fee: \$107.00  
 Karen A. Yarbrough  
 Cook County Clerk  
 Date: 02/07/2024 09:12 AM Pg: 1 of 5


Dec ID 20231201689639  
 ST/CO Stamp 1-372-094-512  
 City Stamp 1-649-868-848

### SEE ATTACHED LEGAL DESCRIPTION

**Permanent Real Estate Index Number(s):** 17-04-123-059-0000

**Address of Real Estate:** 1445-C N. Cleveland Avenue, Townhouse 21, Chicago, Illinois 60610

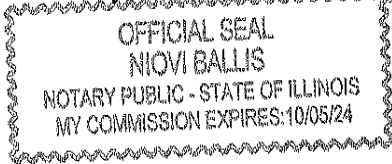
DATED this 6<sup>th</sup> day of December, 2023.


  
 \_\_\_\_\_ (SEAL)  
**STEVEN J. ZALUTSKY**

State of Illinois        )  
                                   ) ss.  
 County of Cook        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **STEVEN J. ZALUTSKY**, who is 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 he signed, sealed and delivered the said instrument as his 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 6<sup>th</sup> day of December, 2023.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

**PREPARED BY & MAIL TO:** Larry Magill & Associates, P.C., 555 Skokie Boulevard, Suite 250, Northbrook, Illinois 60062

**TAXPAYER:** Steven J. Zalutsky, Trustee, 1445 N. Cleveland Avenue, Unit C, Chicago, Illinois 60610

I CERTIFY THAT THIS DEED IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 4 OF THE REAL ESTATE TRANSFER ACT (35 ILCS 200/31-45)

  
 \_\_\_\_\_  
 Agent

12/06/2023  
 \_\_\_\_\_  
 Date

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## LEGAL DESCRIPTION

UNIT 21: THE NORTH 22.14 FEET OF THE WEST 31.39 FEET OF THE EAST 116.59 FEET OF THE PART LYING SOUTH OF A LINE DRAWN PERPENDICULAR TO THE EAST LINE, THROUGH A POINT THEREIN, 80.70 FEET SOUTH OF THE NORTHEAST CORNER OF FOLLOWING DESCRIBED TRACT: LOTS 1 TO 10 AND 40 TO 50, INCLUSIVE, TOGETHER WITH THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 1 TO 10, INCLUSIVE, AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 40 TO 50, INCLUSIVE, IN BLOCK 7 IN NEWBERRY'S SUBDIVISION OF BLOCKS 7 AND 8 OF STATE BANK OF ILLINOIS SUBDIVISION IN THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 4, TOWNSHIP 30 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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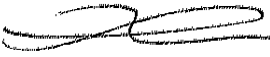
Cook County Clerk's Office

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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 the 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State or Illinois.

Dated December 6, 2023

Signature   
Agent

Subscribed and Sworn to  
Before Me by the Said Agent

This 6<sup>th</sup> day of December, 2023

Notary Public 



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of the 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State or Illinois.

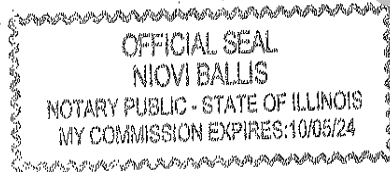
Dated December 6, 2023

Signature   
Agent

Subscribed and Sworn to  
Before Me by the Said Agent

This 6<sup>th</sup> day of December, 2023

Notary Public 



Properly Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

07-Dec-2023



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00

17-04-123-059-0000

20231201689639

1-372-094-512

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Property of Cook County Clerk's Office

|                          |             |
|--------------------------|-------------|
| REAL ESTATE TRANSFER TAX | 07-Dec-2023 |
| CHICAGO:                 | 0.00        |
| CTA:                     | 0.00        |
| TOTAL:                   | 0.00 *      |

17-04-123-059-0000 | 20231201689639 | 1-849-868-848



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