

UNOFFICIAL COPY

Doc#: 2403941020 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/08/2024 10:03 AM Pg: 1 of 3

DEED IN TRUST

THE GRANTOR, DORA A. MANDRONIS, the widow of JAMES G. MANDRONIS, of the Village of Skokie, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars (\$10.00), in hand paid, CONVEYS AND QUIT CLAIMS to the DORA A. MANDRONIS LIVING TRUST u/t/a/d November 21, 2023, all interest in the below 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.

Dec ID 20240201627726

LOTS 19 AND 20 IN BLOCK 24 IN KRENN & DATO'S DEVONSHIRE MANOR IN SOUTH 1/2 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

Permanent Real Estate Index Number(s): 10-15-317-019 and 10-15-317-020
Address of Real Estate: 8917 Niles Center Road, Skokie, IL 60076

This deed is made to said Trustee, 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 Trustee 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 Trustee or successor Trustee 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 Trustee, 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 Trustee 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 Trustee was 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.

DATED this 18 day of January, 2024

Dora A. Mandronis (SEAL)
DORA A. MANDRONIS

I, DORA A. MANDRONIS, am widowed from JAMES G. MANDRONIS.

Dora A. Mandronis (SEAL)
DORA A. MANDRONIS

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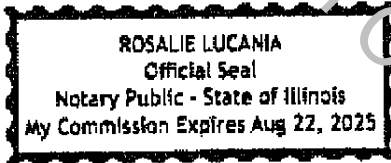
I, DORA A. MANDRONIS, am trustee of the DORA A. MANDRONIS LIVING TRUST w/t/a/d November 21, 2023 and hereby accept the transfer of the aforesaid real estate.

Dora A. Mandronis
DORA A. MANDRONIS

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 DORA A. MANDRONIS 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 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 18th day of January, 2024



Rosalie Lucania
Notary Public

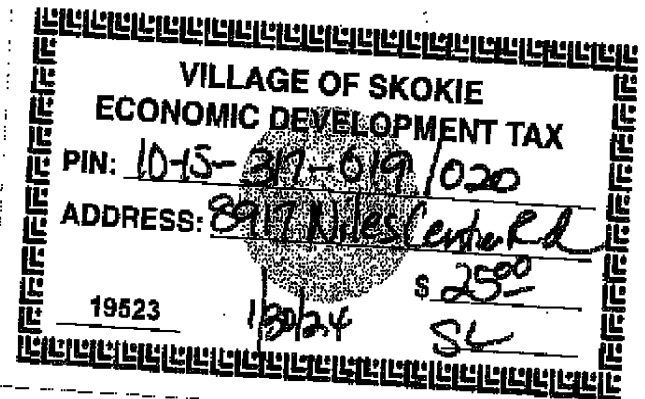
This instrument was prepared by and please mail to:

Mitchell D. Pawlan, Esq.
PAWLAN LAW, LLC
1751 Lake Cook Road, Suite 400
Deerfield, IL 60015-5286

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

[Signature] 1/18/24
Transferor or Agent (Date)

Mail Tax Bills to DORA A. MANDRONIS, 8917 Niles Center Road, Skokie, IL 60076



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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-6020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 01 | 18 | 2024

SIGNATURE: Dora A. Mandronis

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Rosalie Lucania

By the said (Name of Grantor): Dora A. Mandronis

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 18 | 2024

NOTARY SIGNATURE:

Rosalie Lucania

ROSALIE LUCANIA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 22, 2025

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 01 | 18 | 2024

SIGNATURE: Dora A. Mandronis

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Rosalie Lucania

By the said (Name of Grantee): Dora A. Mandronis

AFFIX NOTARY STAMP BELOW

On this date of: 01 | 18 | 2024

NOTARY SIGNATURE:

Rosalie Lucania

ROSALIE LUCANIA
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 22, 2025

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**