

UNOFFICIAL COPY

Doc#: 2405433067 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/23/2024 09:42 AM Pg: 1 of 3

QUIT CLAIM DEED IN TRUST
Statutory (ILLINOIS)
(Individual to Trust)

Dec ID 20240201628797
ST/CO Stamp 0-011-158-064

THE GRANTOR(S), Marian Zeidman, a single woman, of the City of Forest Park, County of Cook and State of Illinois, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to Marian Zeidman, as Trustee of the Marian Zeidman Trust Dated January 31, 2024 of 626 Grove Ln., Forest Park, IL 60130, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1:

Unit Number 626 in the Residences at the Grove Townhome Condominium, as delineated on a survey of the following described tract of land: Lots 3, 4, 9 and 10 in the Residences at the Grove, being a Subdivision of part of the Northwest 1/4 of Section 13, Township 39 North, Range 12 East of the Third Principal Meridian, according to the Plat thereof recorded December 28, 2005 as Document Number 0536203040, in Cook County, Illinois. Which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document Number 0615932017 to the; together with its undivided percentage interest in the common elements in Cook County Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress from Parcel 1 to the Public Streets and Roads, over and across the Roads, Driveways and Walkways located on the Community Area as defined in Articles I and II of the Community Declaration for the Residences at the Grove recorded June 8, 2006 as Document Number 0615932018 and Supplement No. 1 to the Community Declaration recorded as Document Number 0617334013 and Supplement No. 2 to the Community Declaration recorded as Document Number 0620632060 and Supplement No. 3 to the Community Declaration recorded as Document Number 0622939055 and the exclusive right to the use of a Concrete Patio as to Unit 626, a limited common element, as delineated on the survey attached as Exhibit "C" to the aforesaid Declaration as amended from time to time.

Permanent Index Number(s): 15-13-109-051-1002
Property Address: 626 Grove Ln., Forest Park, IL 60130

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 1st day of February, 2024


Marian Zeidman

**THIS INSTRUMENT HAS BEEN SENT FOR RECORDING
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO THE EFFECT UPON TITLE.**

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State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marian Zeidman, 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 1st day of February, 2024

Commission expires 11/17/26



[Signature]
Notary Public

LOUIS SCANNICCHIO

This instrument was prepared by LJS Law, LLC - 7501 W. Diversey Ave., Elmwood Park, IL 60707

Mail To:

Marian Zeidman
626 Grove Ln.
Forest Park, IL 60130



Send Subsequent Tax Bills To:

Marian Zeidman
626 Grove Ln.
Forest Park, IL 60130

or

Recorder's Office Box No.: _____

Exempt under Real Estate Transfer Act,
Section 4, Paragraph E, and Cook County
Ordinance 951.04, Paragraph E.

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Date: 1/31/2024

[Signature]
Buyer, Seller, or Representative

EAL ESTATE TRANSFER TAX

14-Feb-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-13-109-051-1002

|20240201628797 | 0-011-158-064

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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, 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 2/1/24, 2023 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said 2/1/24 this day of , 20 .



Notary Public [Signature]

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, 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 2/1/24, 2023 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said 2/1/24 this day of , 20 .



Notary Public [Signature]

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.)

THIS INSTRUMENT HAS BEEN SENT FOR RECORDATION BY PRAIRIE TITLE AS AN ACCOMMODATION. IT HAS NOT BEEN EXAMINED AS TO ITS VALIDITY OR AS TO THE EFFECT UPON...