

1LZ4004568

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DEED IN TRUST

THE GRANTORS, Paul V. Kaulas and Sally L. Kaulas, married to each other, of the County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Warrant their interest to Paul Vincent Kaulas and Sally Louise Kaulas, Trustees of the Paul Kaulas Living Trust dated January 30, 2024, and any amendments thereto (hereinafter referred to as "said Trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described parcel of real estate in the County of Cook and State of Illinois, to wit:

Doc#: 2407802066 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/18/2024 10:14 AM Pg: 1 of 5

Dec ID 20240301654457

ST/Co Stamp 0-630-094-384 ST Tax \$0.00 CO Tax \$0.00

For Recorder's Use Only

PARCEL 1:

LOT 3 IN STOLP'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 8 IN BLOCK 2 IN GROVER'S RESUBDIVISION OF BLOCK 28 IN WILMETTE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 10.0 FEET OF THE VACATED PORTION OF THE PUBLIC ALLEY IN STOLP'S RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 8 IN BLOCK 2 OF A.J. GROVER'S RESUBDIVISION OF BLOCK 28 IN WILMETTE VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 11, 1893 IN BOOK 60 OF PLATS PAGE 21 AS DOCUMENT 1846555 SAID VACATION COMPROMISING THAT PART OF THE PUBLIC ALLEY AFORESAID LYING SOUTH OF THE NORTH LINE OF LOT 3 EXTENDED WEST AND NORTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF SAID LOT 4 TO A POINT ON THE EAST LINE OF LOT 8 AFORESAID 139.04 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 8, ALL IN TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Real Estate Index Number(s): 05-27-318-003-0000

Commonly known as: 921 13th Street, Wilmette, IL 60091

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 resubdivide 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 said 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 praesenti or in futuro, 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 contract 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

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and to contract respecting 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 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid. If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 02/22, 2024.

Paul V. Kaulas
Paul V. Kaulas

Sally L. Kaulas
Sally L. Kaulas

ACCEPTANCE: We, Paul Vincent Kaulas and Sally Louise Kaulas, Trustees of the Paul Kaulas Living Trust dated January 30, 2024, and any amendments thereto, hereby accept the conveyance of the property described in this instrument to said Trust on this 02/22, 2024.

Paul Vincent Kaulas
Paul Vincent Kaulas, Trustee

Sally Louise Kaulas
Sally Louise Kaulas, Trustee

Exempt under Real Estate Transfer Tax Law Sec. 31-45(e)

By: _____
John N. Bielski II

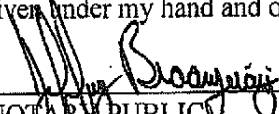
Date: _____

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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 Paul Vincent Kaulas and Sally Louise Kaulas, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this Feb 22, 2024.



(NOTARY PUBLIC)

This instrument was prepared by/Mail to:
SJ Chapman, Bielski Chapman, Ltd.
123 N Wacker Dr., Suite 2300
Chicago, IL 60606



Mail tax bills to:
Sally Kaulas and Paul Kaulas
921 13th St.
Wilmette IL 60091

Property of Cook County Clerk's Office

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Real Estate Transfer Tax
EXEMPT

Name of Buyer:

SALLY LOUISE KAULAS TRUSTEE
PAUL VINCENT KAULAS TRUSTEE

Issue Date 3/11/2024

Revenue Stamps:

		Qty	
Village of Wilmette	EXEMPT	1	= EXEMPT
Real Estate Transfer Tax			
Stamp #:	MG	2024-03-11	921 13TH ST.

Property Address:

921 13TH ST.
WILMETTE, IL 60091

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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

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: 2 | 22 | 2024

SIGNATURE: Jazlyne Maldonado
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:

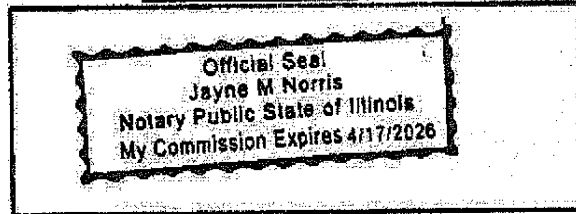
Jayne M Norris

By the said (Name of Grantor): Jazlyne Maldonado

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 22 | 2024

NOTARY SIGNATURE: Jayne M Norris



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: 2 | 22 | 2024

SIGNATURE: Jazlyne Maldonado
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:

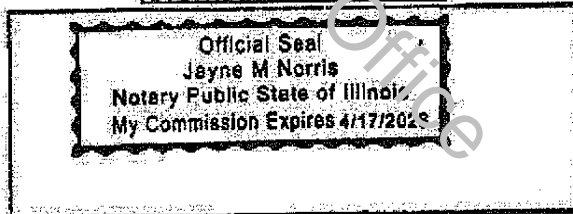
Jayne M Norris

By the said (Name of Grantee): Jazlyne Maldonado

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 22 | 2024

NOTARY SIGNATURE: Jayne M Norris



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)