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This document prepared by:
Michael G. Milliman, Esq.
MILLIMAN.LAW
150 S. Wacker Drive, Ste. 2400
Chicago, Illinois 60606
**NO TITLE OPINION
RENDERED.**

Mail Tax Statements and
After Recording Return to:
Kevin J. Ziolo
Nicole D. Ziolo
6937 North Ozark Avenue
Chicago, Illinois 60631

Doc#: 2409214052 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/1/2024 9:30 AM Pg: 1 of 5
Dec ID 20240301664978
City Stamp 0-898-209-328 City Tax \$0.00

Space for Recorder's Use Only

WARRANTY DEED IN TRUST

THE GRANTORS, KEVIN ZIOLO, a/k/a KEVIN J. ZIOLO, and NICOLE ZIOLO, a/k/a NICOLE D. ZIOLO, husband and wife, not as joint tenants, not as tenants in common, but as tenants by the entirety, of the City of Chicago, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00) and Other Valuable Consideration in hand paid, conveys and warrants to KEVIN J. ZIOLO, as Trustee of the KEVIN J. ZIOLO TRUST, created on December 18, 2023, and all and every Successor Trustee or Trustees, an undivided one-half interest; and NICOLE D. ZIOLO, as Trustee of the NICOLE D. ZIOLO TRUST, created on December 18, 2023, and all and every Successor Trustee or Trustees, an undivided one-half interest, the beneficial interests of said trusts being held by KEVIN J. ZIOLO and NICOLE D. ZIOLO, as tenants by the entirety, of 6937 North Ozark Avenue, Chicago, Illinois 60631, in the following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

See attached Exhibit A.

Permanent Index No.: 09-36-107-009-0000

Property Address: 6937 North Ozark Avenue, Chicago, Illinois 60631

to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to the Trustees, 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 Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless a grantee has actual knowledge that the conveyance is a violation of the trusts.

In no case shall any party dealing with the Trustees or Successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of the Trustees, or be obliged or privileged to inquire into any of the terms of said trusts; and every deed, mortgage, lease, or other instrument executed by the Trustees 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 trusts were in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in the trusts or in some amendment

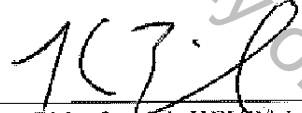
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thereof and binding on all beneficiaries thereunder; (c) that the Trustees were duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors 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.

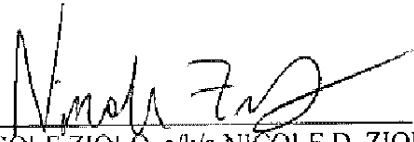
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

Date: December 18, 2023



KEVIN ZIOLO, a/k/a KEVIN J. ZIOLO

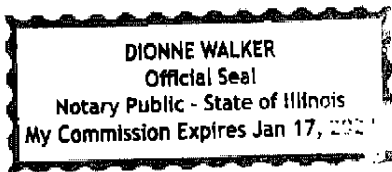


NICOLE ZIOLO, a/k/a NICOLE D. ZIOLO

STATE OF ILLINOIS)
COUNTY OF COOK)

The undersigned, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that KEVIN ZIOLO, a/k/a KEVIN J. ZIOLO and NICOLE ZIOLO, a/k/a NICOLE D. ZIOLO, each in their own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and Notarial Seal, this December 18, 2023.

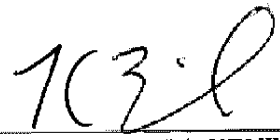




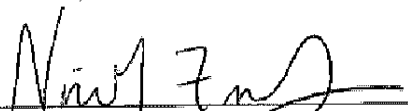
NOTARY PUBLIC

EXEMPT UNDER PROVISIONS OF SECTION 31-45(E) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(E).

Date: December 18, 2023



KEVIN ZIOLO, a/k/a KEVIN J. ZIOLO



NICOLE ZIOLO, a/k/a NICOLE D. ZIOLO

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EXHIBIT A

(Legal Description)

The following described Real Estate situated in the City of Chicago, County of Cook in the State of Illinois, to-wit:

LOT 27 AND 28 IN BLOCK 11, IN EDISON PARK IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 09-36-107-009-0000


Property Address: 6937 North Ozark Avenue, Chicago, Illinois 60631

Property of Cook County Clerk's Office

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX		28-Mar-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

09-36-107-000-0000 | 20240301664978 | 0-898-209-328

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

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

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 title to real estate under the laws of the State of Illinois.

DATED: 12/18/2023

SIGNATURE: [Signature]
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:

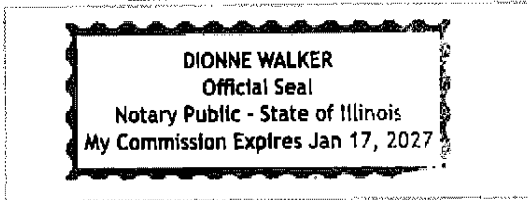
Dionne Walker

By the said (Name of Grantor): Kevin Ziolo

On this date of: 12/18/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 title to real estate under the laws of the State of Illinois.

DATED: 12/18/2023

SIGNATURE: [Signature]
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:

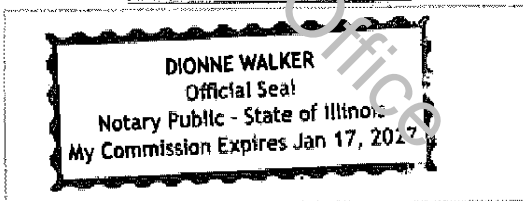
Dionne Walker

By the said (Name of Grantee): Nicole D. Ziolo

On this date of: 12/18/2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



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 **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)