

# UNOFFICIAL COPY

DEED IN TRUST  
STATUTORY ILLINOIS

MAIL TO:

Emily Rozwadowski  
Emily Rozwadowski Law, LLC  
5940 N. Sheridan Road  
Evanston, IL 60660



Doc# 2410008006 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
KAREN A. YARBROUGH  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/9/2024 9:52 AM  
PAGE: 1 OF 4

NAME AND ADDRESS  
OF TAXPAYER:

Jeremy DeFrancisco  
Tabitha DeFrancisco  
1723 W. School St.  
Chicago, IL 60657

The GRANTORS, Tabitha DeFrancisco and Jeremy DeFrancisco, a married couple, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to Tabitha DeFrancisco, as Trustee, of the TABITHA DEFRANCISCO TRUST, DATED THE 1<sup>ST</sup> DAY OF MARCH, 2024, and all and every Successor Trustee or Trustees, an undivided one-half interest; and Jeremy DeFrancisco, as Trustee of the JEREMY DEFRANCISCO TRUST, CREATED ON THE 1<sup>ST</sup> DAY OF MARCH, 2024, and all and every Successor Trustee or Trustees, an undivided one-half interest, as husband and wife, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety, the following described real estate:

Lot 39 in Block 7 in Gross North Addition to Chicago being a Subdivision of the Southwest 1/2 of the East 1/2 of the Southeast 1/4 of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 14-19+429-014-0000  
Address of Real Estate: 1723 W. School St. Chicago, IL 60657

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all homestead rights under and by virtue of the Homestead Exemption Laws of this State; 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 said Trustees, who shall have the 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 the grantee has actual knowledge that the conveyance is a violation of the trust.


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In no case shall any party dealing with said Trustees or Successor Trustees 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 Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, 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 ever such deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a 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.

 (SEAL)  
Grantor, Tabitha DeFrancisco

 (SEAL)  
Grantor, Jeremy DeFrancisco

 (SEAL)  
Grantee, Tabitha DeFrancisco trustee  
Of the Tabitha DeFrancisco Trust

 (SEAL)  
Grantee, Jeremy DeFrancisco, trustee  
Of the Jeremy DeFrancisco Trust

ILLINOIS EXEMPTION CLAIM: Exempt under provisions of 35 ILCS 200/31 45, paragraph (e) and Cook County Ord. 93-0-27.

Dated this 1 day of March, 2024.

**REAL ESTATE TRANSFER TAX** 09-Apr-2024



CHICAGO: 0.00  
CTA: 0.00  
TOTAL: 0.00\*

14-19-429-014-0000 | 20240401669846 | 0-685-059-632

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

**REAL ESTATE TRANSFER TAX**

09-Apr-2024



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

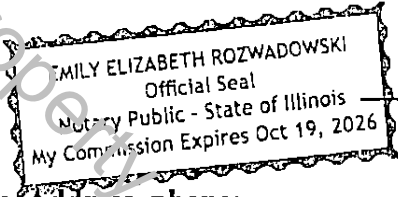
14-19-429-014-0000 | 20240401669846 | 1-218-194-992

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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 the above named person(s) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed sealed and delivered said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 18 day of March, 2024



[Signature] (SEAL)

**Grantors Name, Address, phone:**  
Tabitha DeFrancisco  
Jeremy DeFrancisco  
1723 W. School St.  
Chicago, IL 60657

**Grantees Name Address, phone:**  
Tabitha DeFrancisco, trustee of the  
Tabitha DeFrancisco Trust and  
Jeremy DeFrancisco, trustee of the  
Jeremy DeFrancisco Trust  
1723 W. School St.  
Chicago, IL 60657

SEND TAX STATEMENTS TO GRANTEE

This document prepared by:  
EMILY ROZWADOWSKI  
EMILY ROZWADOWSKI LAW, LLC  
5940 N. SHERIDAN ROAD  
CHICAGO, IL 60660  
Tel. 773-710-9588

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## STATEMENT OF GRANTOR/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, 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.

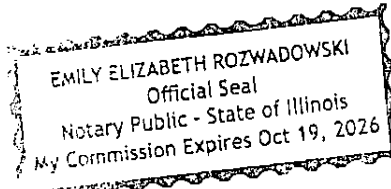
Dated March 1, 2024

Signature: [Signature]  
Tabitha DeFrancisco, Grantor

Dated March 1, 2024

Signature: [Signature]  
Jeremy DeFrancisco, Grantor

Subscribed and sworn to before me by the said \_\_\_\_\_ this 1st day of March, 2024.



Notary Public [Signature]

The grantee 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, 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.

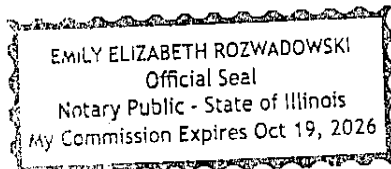
Dated March 1, 2024

Signature: [Signature]  
Tabitha DeFrancisco, Trustee of the Tabitha DeFrancisco Trust

Dated March 1, 2024

Signature: [Signature]  
Jeremy DeFrancisco, Trustee of the Jeremy DeFrancisco Trust

Subscribed and sworn to before me by the said \_\_\_\_\_ this 1st day of March, 2024.



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.