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Doc#: 2411520027 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/24/2024 9:16 AM Pg: 1 of 5

Dec ID 20240401673558

DEED IN TRUST

**THE GRANTORS, MICHAEL SICA
And GERALDINE SICA, husband and
wife, of the Village of Park Ridge, of the
County of Cook, in the State
of Illinois, for and in consideration
of Ten Dollars (\$10.00), CONVEY and
QUIT CLAIM to MICHAEL W. SICA
and GERALDINE M. SICA as co-trustees
under the terms and provisions of a Certain
Declaration of Trust dated June 3, 2008,
and known as the SICA FAMILY TRUST of
1528 Parkside Drive, Park Ridge, IL 60068
and to any and all successors as Trustee
appointed under said agreement, or who
may be legally appointed, of which
MICHAEL W. SICA and GERALDINE
M. SICA, husband and wife are the primary
beneficiaries, Not as tenants in common nor
as joint tenants but as Tenants by the entirety.**

The following described real estate, situated in the County of Cook, State of Illinois to wit:

LOT 252 (EXCEPT THE WEST 3 FEET THEREOF IN SMITH AND HILL'S PARK RIDGE MANOR
UNIT NUMBER 2 BEING A SUBDIVISION OF THE SOUTH ½ OF THE NORTH EAST ¼ AND
SOUTH EAST ¼ OF THE NORTH WEST 114 (EXCEPT THE WEST 217 FEET MEASURED ON
THE NORTH AND SOUTH LINES THEREOF) OF SECTION 52 TOWNSHIP 41 NORTH, RANGE
12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO:

Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property;

Permanent Index Number: 09 22 204 030 0000

Property Commonly Known As: 1528 Parkside Drive Park Ridge, IL 60068

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, and or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises,

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- from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors do hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 1 day of March, 2024.

Michael Sica
MICHAEL SICA

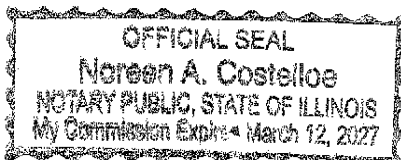
Geraldine M. Sica
GERALDINE M. SICA

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 **MICHAEL SICA and GERALDINE M. SICA** 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 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 1st day of March, 2024.

Noreen A. Costelloe
Notary Public



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Prepared by: Noreen A. Costelloe, Esq., 1333 Burr Ridge Parkway #200, Burr Ridge, IL 60527
Mail to: Noreen A. Costelloe, Esq., 1333 Burr Ridge Parkway #200, Burr Ridge, IL 60527
Send Tax Bills To: Mr. & Mrs. M. Sica 1528 Parkside Drive, Park Ridge, IL 60068

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) SECTION 4, REAL ESTATE TRANSFER TAX ACT.

Date: 2-1-24

Noreen A Costelloe

Buyer, Seller or Representative

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: 3 | 1 | 2024

SIGNATURE: *Rose A Costello*
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:

NAVREET HENEHAN

By the said (Name of Grantor): MICHAEL SICA
BERALDINE SICA

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 1 | 2024



NOTARY SIGNATURE: *Navreet Heneghan*

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: 3 | 1 | 2024

SIGNATURE: *Rose A Costello*
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:

NAVREET HENEHAN

By the said (Name of Grantee): SICA FAMILY TRUST

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 1 | 2024



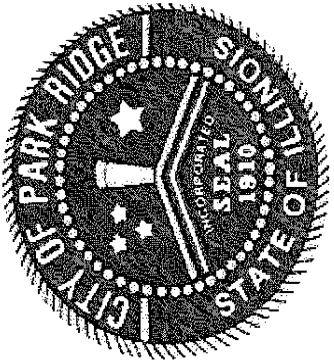
NOTARY SIGNATURE: *Navreet Heneghan*

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)**)

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler PL, Park Ridge, Illinois 60068
p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 24-000241

Pin(s)

09-22-204-030-0000

Address

1528 PARKSIDE DR

*This certificate acts as a receipt that the above-mentioned party
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax

\$25.00

Date

04/09/2024

X *Christopher D. Lipman*

Christopher D. Lipman
Finance Director

PROPERTY OF COOK COUNTY CLERK'S OFFICE