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TRUSTEE'S DEED

Doc#: 2415214199 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/31/2024 10:14 AM Pg: 1 of 6

Dec ID 20240501617268
ST/Co Stamp 2-030-187-824 ST Tax \$0.00 CO Tax \$0.00

THIS INSTRUMENT WAS PREPARED BY:



THIS INDENTURE made this ^{16th} day of ^{December} ~~November~~, 2019, by and between **THE GRANTOR(S), THE EDWIN KOLDRAS REVOCABLE LIVING TRUST AGREEMENT, DATED OCTOBER 10th, 2000**, of the City of Hillside, in the County of Cook, in the State of Illinois.

WITNESSETH, that said Grantor(s) in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and in pursuance of the power and authority vested in the Grantor(s) as said Trustee(s), and of every other power and authority the Grantor(s) hereunto enabling, do(es) hereby remise, release, alien, bargain and convey unto **THE GRANTEE(S), SANDRA RICHARDS, an unmarried woman**, of the City of Hillside, in the County of Cook, in the State of Illinois, in fee simple, the following described real estate, situated in the County of Cook, State of Illinois, to-wit:

LOT 61 IN CASTLE HOMES ADDITION TO HILLSIDE BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTHERLY OF THE RIGHT OF WAY OF THE CHICAGO GREAT WESTERN RAILROAD COMPANY IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided that they do not interfere with the current use and enjoyment of the Real Estate; and general real estate not due and payable at the time of Closing.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: to have and to hold the said premises as above described, with the appurtenances, unto Grantee, and their heirs and assigns forever.

And the Grantor(s), for itself, and its successors, does covenant, promise and agree, to and with the Grantee, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or changed, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

PIN NUMBER(S): 15-07-403-037-0000
PROPERTY ADDRESS: 4913 SAINT PAUL COURT, HILLSIDE, IL 60162

This deed is executed by the part of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. Releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto executed this Trustee's Deed as of this 16th day of ~~November~~, 2019.
December

Edwin Koldras (Seal)

**Edwin Koldras, as Trustee of The Edwin Koldras
 Revocable Living Trust Agreement dated October 10th, 2000**

STATE OF ILLINOIS) EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS
) SS 200/31-45 SUB. PAR. E*** & COOK CO ORD. 93-0-27 PAR/ E**
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **Edwin Koldras, as Trustee of The Edwin Koldras Revocable Living Trust dated October 10th, 2000**, personally known to me to be the same persons whose names is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a 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 10th day of December, 2019.

Stephanie Milnamow
 Notary Public

THIS INSTRUMENT WAS PREPARED BY:



381 North York Street, Suite 18
 Elmhurst, IL 60126

 Telephone: (630) 299-7600
 Facsimile: (630) 299-4579
 E-mail: info@reallawgroup.com
 Website: https://www.reallawgroup.com

FILE #: The Edwin Koldras Revocable Living Trust Agreement October dated 10th 2000

MAIL RECORDED DEED TO:

Sandra Richards
 4913 Saint Paul Court
 Hillside, Illinois 60162

SEND SUBSEQUENT TAX BILLS TO:

Sandra Richards
 4913 Saint Paul Court
 Hillside, IL 60162

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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, 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 12/10/2019

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Sarah Roth
dated 12/10/2019

Notary Public [Handwritten Signature]



The grantee or his agent affirms and verifies that 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 12/10/19

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Sarah Roth
dated 12/10/19

Notary Public [Handwritten 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		31-May-2024
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
15-07-403-037-0000	20240501617268	2-030-187-824

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VILLAGE OF HILLSIDE

12/4/23



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722164 REAL ESTATE TRANSFER TAX

4913 S Saint Paul Ct

Property of Cook County Clerk's Office

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ACKNOWLEDGEMENT OF RISK

In consideration of the services of REAL Law Group, P.C., their officers, agents, employees, and stockholders, and all other persons or entities associated with those businesses (hereinafter collectively referred to as "REAL Law Group") I agree as follows:

though REAL Law Group has taken reasonable steps to provide me with appropriate guidance pertaining to the Trustee's Deed I requested to be prepared, REAL Law Group has informed me this activity is not without risk. REAL Law Group believes it is of the utmost importance for me to know in advance what to expect and to be informed of any inherent risks. The following describes this risk:

- [description of risks]

I am aware that execution of the Deed, prepared by REAL Law Group, and provided to them to record following the occurrence of my death, is considered to be delivery of the Deed, hereby making it effective. I agree to assume and accept full responsibility for the inherent risk identified herein. My participation in this activity is purely voluntary, no one is forcing me to participate, and I elect to participate in spite of and with full knowledge of the inherent risk.

I have carefully read, clearly understand and accept the terms and conditions stated herein and acknowledge that this agreement shall be effective and binding upon myself, my heirs, assigns, personal representative and estate and for all members of my family, including minor children.

Executed this 16th day of ^{December}~~November~~, 2019.

Edwin Koldras

Edwin Koldras, as Trustee of The Edwin Koldras Revocable Living Trust Agreement dated October 10th, 2000

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

Signed and sworn before me this 16th day of ^{December}~~November~~, 2019.

Stephanie Milnamow
Notary Public

