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Doc#: 2415602163 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/4/2024 12:25 PM Pg: 1 of 5

DEED IN TRUST (ILLINOIS)

Dec ID 20240301660487

ST/Co Stamp 1-631-286-576 ST Tax \$0.00 CO Tax \$0.00

Accom
GIT FILE NO: 10008628

GRANTORS, VICTOR SATAS and MILDA SATAS, husband and wife, of the Village of Riverside, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and 00/100, in hand paid, convey and warrant unto GRANTEES, VICTOR SATAS NOT INDIVIDUALLY BUT AS TRUSTEE OF THE VICTOR SATAS DECLARATION OF TRUST DATED NOVEMBER 21, 2023, and MILDA SATAS NOT INDIVIDUALLY BUT AS TRUSTEE OF THE MILDA SATAS DECLARATION OF TRUST DATED NOVEMBER 21, 2023, not as tenants in common, but as joint tenants with right of survivorship, and unto all and every successor in trust under said trust agreements the following described real estate in County of Cook and State of Illinois to wit:

Legal Description: SEE ATTACHED EXHIBIT 'A'

Permanent Real Estate Index Number: 15-25-411-011-0000

Address of Real Estate: 415 Longcommon Road, Riverside, Illinois 60546

TO HAVE AND TO HOLD the said premises with appurtenances upon the trusts 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 street, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide 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 such 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise term of 198 years, and to renew or extend leases upon any terms and for any period or periods or 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 and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property; to grant easements or charges of any kind; to release, convey or assign

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any right, title or interest in or about or easement appurtenant to said premises of 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 owing the same to deal with the same, whether similar 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 obligated to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that terms of this trust have been complied with, or be obliged or privileged to inquire in to 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 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 the beneficiaries thereunder; (c) that said trustee was 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 have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, 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 or 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.

THIS IS A HOMESTEAD PROPERTY AS TO THE GRANTORS NAMED HEREIN.

In Witness Whereof, the Grantors aforesaid set their hand and seal on this 21st day of NOVEMBER, 2023.



VICTOR SATAS



MILDA SATAS

GIT FILE NO: _____

Compliance or Exemption Approved
Village of Riverside

BY: 

Date: 5-24-2024

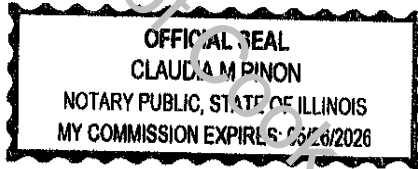
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT VICTOR SATAS and MILDA SATAS are 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 his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of NOVEMBER 2023

Claudia M. Pinon (Notary Public)



[SEAL]

Prepared By:

Davy Law Group PC
Attorney Kathleen A. Davy
200 S. Wacker Drive, STE 3100
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX

03-Jun-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-25-411-011-0000

| 20240301660197 | 1-631-286-576

Mail To:

The Victor Satas Declaration of Trust and The Milda Satas Declaration of Trust
415 Longcommon Road
Riverside, Illinois 60546

Address of Taxpayer:

The Victor Satas Declaration of Trust and The Milda Satas Declaration of Trust
415 Longcommon Road
Riverside, Illinois 60546

THIS INSTRUMENT FILED FOR RECORD BY GIT AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO THE EFFECT UPON TITLE.

THIS IS AN EXEMPT TRANSFER UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 REAL ESTATE TRANSFER TAX ACT.

GIT FILE NO: _____

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LEGAL DESCRIPTION EXHIBIT 'A'

Address of Real Estate: 415 Longcommon Road, Riverside, Illinois 60546
Permanent Real Estate Index Number: 15-25-411-011-0000

Legal Description:

LOT 10 IN PINKERT'S DRIVE SUBDIVISION A SUBDIVISION OF THAT PART OF BLOCK 5 LYING SOUTHERLY OF CHICAGO ROAD IN CIRCUIT COURT PARTITION OF SOUTH EAST 1/4 OF SOUTH EAST 1/4 AND EAST 1/2 OF NORTH EAST 1/4 OF SOUTH EAST 1/4 OF SECTION 25, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND OF LOT 1143 BLOCK 27, THIRD DIVISION RIVERSIDE, SECTION 25 AFORESAID, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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 ILLINOIS.

Dated NOV 21, 2023 SIGNATURE Kathleen J Davy
Grantor or Agent

Subscribed and sworn to before
me by the said NELLA FERRARA DAVY
this 21 day of NOV
2023



Notary Public Nella Ferrara Davy

THE GRANTOR OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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 NOV 21, 2023 SIGNATURE Kathleen J Davy
Grantee or Agent

Subscribed and sworn to before
me by the said NELLA FERRARA DAVY
this 21 day of NOV
2023



Notary Public Nella Ferrara Davy

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached to deed of ABI to recorded in Cook County, Illinois, if except under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)