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Doc#: 2418414037 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/2/2024 9:12 AM Pg: 1 of 3

Dec ID 20240601640144

DEED IN TRUST

MAIL TO:

PAPADIA & PERDICHIZZI, LTD

John Papadia

1035 North Clark Street

Chicago, IL 60610

NAME & ADDRESS OF TAXPAYER:

Stella Kazimirova

33 W. Delaware, Unit 24A

Chicago, IL 60610

(Reserved for Recorders Use Only)

THE GRANTORS, Stella Kazimirova, an unmarried woman, of Chicago, Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to:

STELLA KAZIMIROVA, AS TRUSTEE UNDER THE PROVISIONS OF THE STELLA KAZIMIROVA DECLARATION OF TRUST, AND UNTO all and every successor or successors in trust under said declaration of trust dated June 24, 2024, 33 W. Delaware, Unit 24A, Chicago, Illinois 60610 (ADDRESS)

Permanent Index Number (PIN): 09-11-423-013-0000

Address(es) of Real Estate: 9907 Huber Lane, Niles, Illinois 60714

-Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2024 and subsequent years.

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

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, any 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, 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.
2. 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 instruments 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.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding

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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 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 otherwise.

DATED this 20th day of June, 2024

[Signature] (SEAL)
Stella Kazimirova

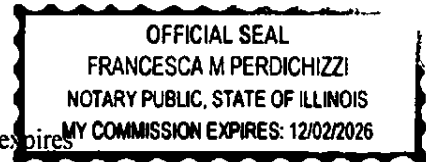
STATE OF ILLINOIS)

COUNTY OF COOK) I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that, Stella Kazimirova, an unmarried woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 24th day of June, 2024.

[Signature]
NOTARY PUBLIC

My Commission expires



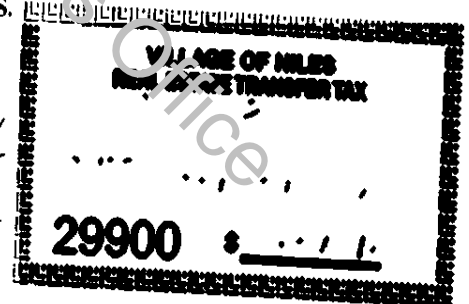
LEGAL DESCRIPTION

LOT 13 IN CHESTERFIELD GOLDEN ESTATES, BEING A SUBDIVISION OF PART OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 11, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1961, AS DOCUMENT NO. 1810877, IN COOK COUNTY, ILLINOIS.

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

6/24/24
Date

[Signature]
Representative



PREPARED BY:
Papadia & Perdichizzi, Ltd
John Papadia
1035 North Clark Street
Chicago, IL 60610

Send Subsequent Tax Bills To:
Stella Kazimirova
33 West Delaware Place
Unit 24A
Chicago, IL 60610

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STATEMENT BY GRANTOR AND GRANTEE

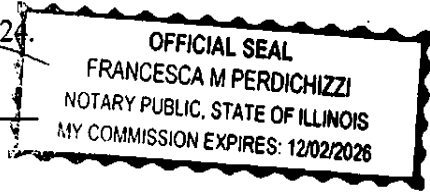
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/24/24

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me this 24 day of JUNE 2024

Notary Public: [Signature]



The grantee or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 6/24/24

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me this 24 day of JUNE 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.

(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 Tax Act)