

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Doc#: 2419824128 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/16/2024 9:44 AM Pg: 1 of 4

Dec ID 20240601639603
City Stamp 1-811-620-656 City Tax \$0.00

THE GRANTORS, CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Convey and Quit Claim to CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, as Co-Trustees, under Joint Declaration of Trust of CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, dated JUNE 26, 2024, the beneficial interest of said Trust being held by CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, husband and wife, as Tenants by the Entirety, of 421 W. Huron Street, Unit 1404, Chicago, Illinois 60654, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1:

UNIT 1404 AND GU-21 IN HURON POINTE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 8 THROUGH 14 BOTH INCLUSIVE, IN BLOCK 10 IN HUGGIN'S LAW AND COMPANY'S ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010267241 TOGETHER WITH AN UNDIVIDED-PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-85, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010267241.

Permanent Real Estate Index Number(s): **17-09-124-020-1085 and 17-09-124-020-1120**

Addresses of real estate: **421 W. Huron Street, Unit 1404, Chicago, Illinois 60654**

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

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

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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 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, streets, 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 inquire 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 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 into 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 person 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 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 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 or otherwise.

DATED this 26TH day of JUNE, 2024.

 (SEAL)
CHARLES KVASNICKA, JR.

 (SEAL)
SHARON E. KVASNICKA

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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, DO HEREBY CERTIFY that CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, husband and wife, 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 their 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 26TH day of JUNE, 2024.

Commission expires _____



[Signature]
NOTARY PUBLIC

The Grantees, CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, husband and wife, as Co-Trustees, under the provisions of the Joint Declaration of Trust of CHARLES KVASNICKA, JR. and SHARON E. KVASNICKA, dated JUNE 26, 2024, hereby acknowledge and accept this conveyance into said trust.

[Signature] (SEAL)
CHARLES KVASNICKA, JR., as Co-Trustee aforesaid

[Signature] (SEAL)
SHARON E. KVASNICKA, as Co-Trustee aforesaid

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Transfer Act.

[Signature] Date: 6/26/24

This instrument was prepared by: Stephen P. Di Silvestro, 5231 N. Harlem Ave, Chicago, Illinois 60656

MAIL TO:
STEPHEN P. DI SILVESTRO
5231 N. HARLEM AVENUE
CHICAGO, ILLINOIS 60656

SEND SUBSEQUENT TAX BILLS TO:
CHARLES KVASNICKA, JR.
421 W. HURON STREET, UNIT 1404
CHICAGO, ILLINOIS 60654

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STATEMENT BY GRANTOR AND GRANTEE

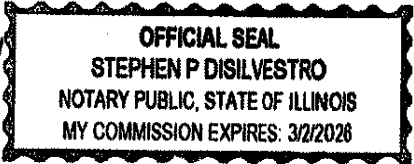
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 6/26/24

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said Grantor this 26th day of JUNE 2024

[Signature]
Notary Public



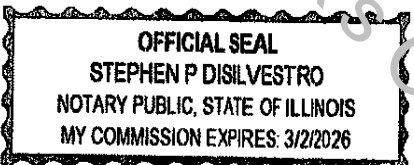
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 6/26/24

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 26th day of JUNE 2024

[Signature]
Notary Public



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.

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