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DEED IN TRUST (ILLINOIS)

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CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 8/2/2024 1:59 PM Pg: 1 of 4

Dec ID 20240801669931

ST/Co Stamp 1-777-227-568 ST Tax \$0.00 CO Tax \$0.00

Above Space for Recorder's use only

THE GRANTOR, Ita Griffin, a widow, "Grantor", residing at 6755 N. Milwaukee Avenue, Unit 311, Niles, IL 60714, of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) and other good and valuable considerations in hand paid, Convey and Quit Claim unto the following:

Ita Bridget Griffin, as Trustee under the provisions of the Griffin Family Trust dated May 26, 2009, "Grantee" (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1: UNIT 311 IN THE GREENS OF BUNKER HILL CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY;

THAT PART OF LOT 2 IN PRZYBYLO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST FRACTIONAL 1/2 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTHERLY OF A LINE PERPENDICULAR TO MILWAUKEE AVENUE AT A POINT 170.50 FEET NORTHWESTERLY AS MEASURED ALONG THE NORTHEASTERLY LINE OF MILWAUKEE AVENUE, FROM THE SOUTHWESTERLY CORNER OF LOT 2, ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM RECORDED MAY 18, 1994 AS DOCUMENT 94444403 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-22 AND STORAGE SPACE S-22, LIMITED COMMON ELEMENTS AS DELINEATED ON SURVEY ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94444403.

Permanent Real Estate Index Number (s): 10-31-401-043-1022

Address of real estate: 6755 North Milwaukee Avenue, Unit 311, Niles, IL 60714

TO HAVE AND TO HOLD the said premises with the 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 parks, streets, highways or alleys; to vacate any subdivision or part thereof; and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; or execute grants of options to purchase, to execute contracts 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 the present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of 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 exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or 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

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for any person owning the same to deal with the same, whether similar to 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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into 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 the 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 all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust 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 its, his, hers, 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.

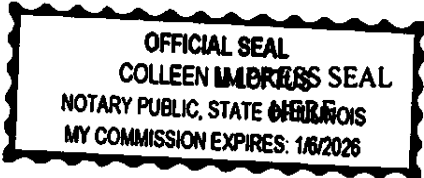
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 24th day of July, 2024.

Ita Griffin (SEAL)
Ita Griffin

State of Illinois)
SS.
County of Cook)

I, Colleen M. Loftus, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ita Bridget Griffin, is personally known to me to be the same person whose name 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 July, 2024.

Commission expires 1-6-26

Colleen M. Loftus

This instrument was prepared by Loftus & Loftus, Ltd., 644 Busse Highway, Park Ridge, IL 60068.

MAIL TO:
Loftus & Loftus, Ltd.
644 Busse Highway
Park Ridge, IL 60068

SEND SUBSEQUENT TAX BILLS TO:
Ita Bridget Griffin, Trustee
6755 N. Milwaukee Ave, Unit 311
Niles, IL 60714

* Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.
Date 7-24-24 Ita Griffin
Buyer, Seller, or Representative

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Property of Cook County Clerk's Office

VILLAGE OF NILES REAL ESTATE TRANSFER TAX	
9-29-24	#311
6755 MIDWATKOE	
29980	\$ <u>EXEMPT</u>

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STATEMENT BY GRANTOR AND GRANTEE

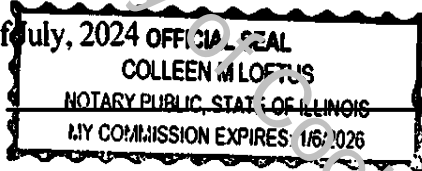
The **grantor**, or his agent affirms that, to the best of his knowledge, the name of the **grantee**, shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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: July 24, 2024

Signature: *Ita Griffin*
Ita Griffin
Grantor or Agent

Subscribed and sworn to before me

This 24th day of July, 2024
Notary Public



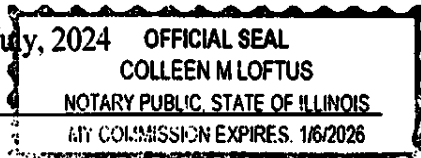
The **grantee**, or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 24, 2024

Signature: *Ita Bridget Griffin*
Ita Bridget Griffin
Grantee or Agent

Subscribed and sworn to before me

This 24th day of July, 2024
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.

(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.)