

# UNOFFICIAL COPY

## TRUSTEE'S DEED



Doc#: 0428108017  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 10/07/2004 11:28 AM Pg: 1 of 5

### MAIL TO:

Urszula Czuba-Kaminski & Associates, P.C.  
7015 Archer Avenue  
Chicago, IL 60638

### NAME & ADDRESS OF TAXPAYER

Anna Szkarlat  
2124 West 112<sup>th</sup> Street  
Chicago, IL 60643

**THIS INDENTURE**, made this 15<sup>th</sup> day of June, 2004, between RICHARD J. SZKARLAT and ANNA SZKARLAT, of Orland Park, County of Cook and the State of Illinois, not personally but as Co-Trustees under the provisions of a deed or deeds in trust duly recorded and delivered to said RICHARD J. SZKARLAT and ANNA SZKARLAT in pursuance of a certain Trust Agreement dated May 24, 2004 and known as Trust Number Two, party of the first part, and ANNA SZKARLAT and RICHARD SZKARLAT, of 2124 West 112<sup>th</sup> Street, Chicago, Illinois, as Co-Trustees under the provisions of TRUST NUMBER TWO dated May 24, 2004 and in the event of the death, resignation, or inability of grantees to act as such Trustee, then unto Successor Trustee as stated in the Trust Agreement with like power, duties as are vested in the Trust Agreement and any amendments thereof, parties of the second part.

**WITNESSETH**, that said party of the first part, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby Quit Claim and convey unto said parties of the second part, ANNA SZKARLAT and RICHARD SZKARLAT as Co-Trustees the following described real estate situated in County of Cook, in the State of Illinois, to wit:

\*\*\* See legal description attached as Exhibit "A" \*\*\*

**SUBJECT TO:** (1) Real estate taxes for the year 2004 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; 3) All applicable zoning laws and ordinances.

Address of Real Estate: 9950-9962 South 84<sup>th</sup> Terrace, #34-202, Palms Hills, IL 60465

Permanent Index Number: 23-11-301-005-0000

Together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the said premises with the appurtenances thereunto the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 title, with or without consideration, to convey said premises or any part thereof to 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 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, changes or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant to lease 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, or any part thereof, for other real or personal property, to grant easements or changes 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 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see 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 to be obliged or privileged to inquire into any

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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 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 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 land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicated 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

This deed is executed by the party of the first part, as Co-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 in Tenancy Deeds in Trust and the provision of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling.

IN WITNESS WHEREOF, said party of the first party has caused their signatures to have hereto affixed and have caused its name to be signed to these presents.

Dated: June 15, 2004

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph "E" Section 4, Real Estate Transfer Tax Act.	
June 15, 2004	<i>Urszula Czuba-Kaminski</i> Buyer, Seller or Representative

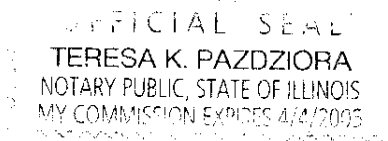
*Richard Szkarlat*  
\_\_\_\_\_  
RICHARD SZKARLAT as Trustee

*Anna Szkarlat*  
\_\_\_\_\_  
ANNA SZKARLAT, as Trustee

## STATE OF ILLINOIS COOK COUNTY

This foregoing instrument was acknowledged before me on June 15, 2004 by Richard Szkarlat and Anna Szkarlat co- trustees under provision of a Trust Agreement dated the day of also known as Trust Number Two

*Teresa K. Pazdziora*  
\_\_\_\_\_  
NOTARY PUBLIC



This Instrument was Prepared by:  
Urszula Czuba-Kaminski  
7015 Archer Ave.  
Chicago, IL 60638; ph: (773)229-8080; Fax: (773)229-8222

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## Legal Description

UNITS 34-202 IN GREEN OAKS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

## PARCEL 1:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING SOUTH OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EASTERLY ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 87.31 FEET ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET TO A POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 69 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF THE SAID EAST 1/2 OF THE SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, 81.29 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET TO A POINT; THENCE EASTERLY ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 192.77 FEET ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET TO A POINT; THENCE NORTHWESTERLY AT AN ANGLE OF 86 DEGREES, AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTHEASTERLY AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS, AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 736.91 FEET TO A POINT; THENCE EASTERLY, AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4, 84.68 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11)

AND ALSO (EXCEPT THAT PART LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT ON THE NORTH LINE OF SAID 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 847.38 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTHERLY AT RIGHT ANGLES FROM SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 40 FEET; THENCE SOUTHERLY AT AN ANGLE OF 77 DEGREES 35 MINUTES 26 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 172.21 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 169.09 FEET ALONG A CURVED LINE CONVEX TO THE EAST HAVING A RADIUS OF 800 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 42 MINUTES 04 SECONDS AS MEASURED FROM EAST TO SOUTH FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 480.05 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY 101.91 FEET ALON A CURVED LINE CONVEX TO THE WEST HAVING A RADIUS OF 417.25 FEET TO A POINT; THENCE SOUTHERLY AT AN ANGLE OF 75 DEGREES 42 MINUTES 25 SECONDS AS MEASURED FROM EAST TO SOUTHEAST FROM A LINE DRAWN PARALLEL WITH SAID NORTH LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4 A DISTANCE OF 159.78 FEET TO THE AFORESAID DESCRIBED

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## Legal Description (continued)

LINE FORMING AN ANGLE OF 24 DEGREES 18 MINUTES 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4) EXCEPTING THEREFROM SAID TRACT OF LAND, THE NORTH 40 FEET THEREOF AND THE EAST 40 FEET THEREOF (EXCEPT THE NORTH 40 FEET) HERETOFORE DEDICATED, ALL IN TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN THE DECLARATION BY MILES L. COLEMAN; PAUL P. SWETT, JR. AND ARTHUR W. VINER AS TRUSTEE AND MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST 369 RECORDED JUNE 24, 1970 AS DOCUMENT 211192785 WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 20, 2004 AS DOCUMENT 0411118002 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

### PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 SET FORTH IN DECLARATION BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 21, 1976 AND KNOWS AS TRUST NUMBER 39811 RECORDED FEBRUARY 14, 1980 AS DOCUMENT 25362209

PIN: 23-11-301-005-0000

Common Address: 9950-9962 S. 84th Terrace, #34-202, Palos Hills, IL 60465

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## STATEMENT BY GRANTOR AND GRANTEE

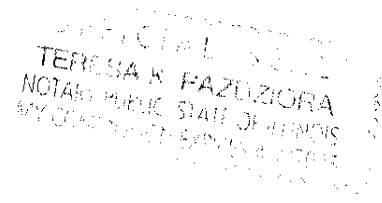
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 15, 2004

Signature: W. Kaminiski, agent  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 15th day of June, 2004

Notary Public Teresa K. Pazdziora



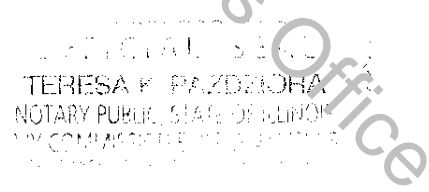
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated June 15, 2004

Signature: W. Kaminiski, agent  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 15th day of June, 2004

Notary Public Teresa K. Pazdziora



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)