

# UNOFFICIAL COPY


## DEED IN TRUST (Individual to Trust)

THE GRANTOR, **JOANNA RAKOCZY**, married to **STANLEY RAKOCZY**, of 6540 West Irving Park Road, Unit 509, Chicago, Illinois 60634, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to **JOANNA RAKOCZY**, of 6540 West Irving Park Road, Chicago, State of Illinois, as **trustee under the provisions of the Joanna Rakoczy Trust Agreement made the 16 th day of May, 2005**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

See attached legal description

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the real estate records of Cook County, Illinois related to the above described Real Estate.

The trustee shall have the powers and authority granted hereby and under the provisions of the Joanna Rakoczy Trust Agreement executed on May 16, 2005. In no case shall any party dealing with said trustee in relation to said Real Estate, or to whom said Real Estate 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 Real Estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the necessity of 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 or their predecessor in trust.

  
Doc#: 0513950032  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
05/19/2005 02:26 PM Pg: 1 of 5



Doc#: 0517327028  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 06/22/2005 10:41 AM Pg: 1 of 5

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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.

**STANLEY RAKOCZY and JOANNA RAKOCZY** individually hereby, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Permanent Real Estate Index Number: ~~13-18-409-003-1039~~ \* 13-18-409-033-103

Address of Real Estate: 6540 West Irving Park Road, Unit 509  
Chicago, Illinois 60634

IN WITNESS WHEREOF, the grantor has hereunto set her hand and seal this 16 day of May, 2005.

Stanley Rakoczy  
STANLEY RAKOCZY, Individually

Joanna Rakoczy  
JOANNA RAKOCZY, Individually

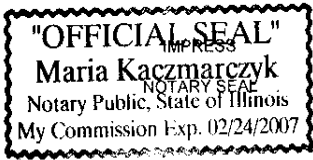
Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub per. § and Cook County Ord. 93-0-27 per. §  
Date 5-19-05 Sign. [Signature]

\* Recorded again with a proper Real Estate Index Number

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State of Illinois )  
                                  ) SS.  
County of Cook )

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO  
HEREBY CERTIFY that



**STANLEY RAKOCZY and JOANNA RAKOCZY**, personally known to me to the same person whose names are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he 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 as Notary Public this 16 day of May, 2005.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by:

MARIA J. KACZMARCZYK  
Attorney at Law  
5477 North Milwaukee Avenue  
Chicago, Illinois 60630

MAIL TO:  
STANLEY RAKOCZY  
6540 W. Irving Park Rd. #509  
Chicago, IL 60634

SEND SUBSEQUENT TAX BILLS TO:  
JOANNA RAKOCZY  
6540 W. Irving Park Rd. #509  
Chicago, IL 60634

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PARCEL 1:

UNIT NO. 509 IN MERRIMAC SQUARE CONDOMINIUM I AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 2 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE P.U.D., BEING A SUBDIVISION IN THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM MADE BY PARKWAY BANK AND TRUST COMPANY UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY AS DOCUMENT NUMBER 92607114 TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON LAND, AS SET FORTH BELOW, AND FURTHER DELINEATED IN EXHIBIT "A" OF DOCUMENT NUMBER 92607113, FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT NUMBER 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10345, PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-39 AND STORAGE SPACE NO. S-39, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 92607114.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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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 May 16, 2005

Signature: Karolina Gebenst  
Grantor or Agent

Subscribed and sworn to before me  
by the said Karolina Gebenst  
this 16 day of May, 2005  
Notary Public [Signature]

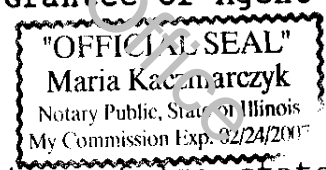


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 16, 2005

Signature: Karolina Gebenst  
Grantee or Agent

Subscribed and sworn to before me  
by the said Karolina Gebenst  
this 16 day of May, 2005  
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



### EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES