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DEED IN TRUST (ILLINOIS)

THE GRANTORS, MARIUSZ DEMBICKI and ALEXANDRA DEMBICKI, husband and wife, of the County of Cook and State of Illinois for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS and WARRANTS**

Doc#: 0524232169 Fee: \$28.50
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/30/2005 11:35 AM Pg: 1 of 3

Above space for Recorder's Office Only

to each, an undivided one-half interest, not as joint tenants with rights of survivorship, but as tenants in common:

MARIUSZ DEMBICKI, as Trustee of **THE MARIUSZ DEMBICKI TRUST** dated MAY 10, 2005, 1811 Bolleana Court, Hoffman Estates, IL 60195

ALEXANDRA DEMBICKI, as Trustee of **THE ALEXANDRA DEMBICKI TRUST** dated MAY 10, 2005, 1811 Bolleana Court, Hoffman Estates, IL 60195

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lots 8 and 9 in Fred Buck's Subdivision of the South 1/2 of the North 10 acres of the South 20 acres of the East 1/4 of the Southeast 1/4 of Section 20, Township 40 North, Range 13, East of the Third Principal Meridian, according to the plat thereof recorded July 25, 1923 as Document 8037531, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-20-424-035
Address(es) of real estate: 3304-3308 N. Central Avenue, Chicago, Illinois 60634

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:

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

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his/her removal from the County, the Trustee appointed in the Trust is then appointed as Successor Trustee with like powers and authority as is vested in the Trustee named herein.

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.

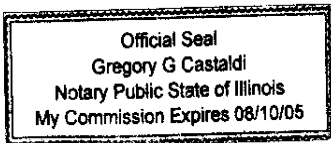
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 10th day of MAY, 2005.

Mariusz Dembicki (SEAL)
MARIUSZ DEMBICKI

Alexandra Dembicki (SEAL)
ALEXANDRA DEMBICKI

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **MARIUSZ DEMBICKI** and **ALEXANDRA DEMBICKI**, husband and wife, 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 10th day of MAY, 2005.

Commission expires 8/10 2005

[Signature]
NOTARY PUBLIC

This instrument was prepared by & mail to:

Gregory G. Castaldi, Esq.
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to: Mariusz & Alexandra Dembicki
1811 Bolleana Court
Hoffman Estates, Illinois 60195

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

5/4/05 [Signature]
Date Representative

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STATEMENT BY GRANTOR AND GRANTEE

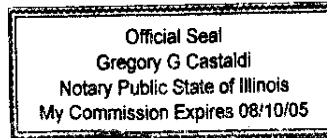
The Grantor or his/her Agent Affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to 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: 5/10/05

Signature: *Mariusz Dembicki*
Mariusz Dembicki

Subscribed and Sworn to before me this
10th day of MAY, 2005.

[Signature]
NOTARY PUBLIC



The Grantee or his/her Agent Affirms that, to the best of his/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.

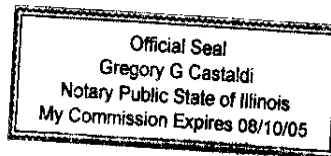
Dated: 5/10/05

Signature: *Mariusz Dembicki*
Mariusz Dembicki, as Trustee

Subscribed and Sworn to before me this

10th day of MAY, 2005.

[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.