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QUIT CLAIM DEED IN TRUST Individual to Living Trust



Doc#: 0710057184 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 04/10/2007 12:56 PM Pg: 1 of 4

THE GRANTORS, **THEODORE JAMES KRAKOWSKI** and **CHRISTINE JANE KRAKOWSKI**, husband and wife, of Orland Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to **THEODORE JAMES KRAKOWSKI** and **CHRISTINE JANE KRAKOWSKI**, CO-TRUSTEES of the **KRAKOWSKI LIVING TRUST**, of **8723 CRYSTAL CREEK DRIVE, ORLAND PARK, ILLINOIS 60462-5688**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION: ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT A.

PERMANENT REAL ESTATE INDEX NUMBERS: 27-23-118-018-0000

ADDRESS OF REAL ESTATE: 8723 CRYSTAL CREEK DRIVE, ORLAND PARK, ILLINOIS 60462-5688

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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 enquire 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 so 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 agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with 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 persons 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 removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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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 in 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 6th day of April, 2007.

Theodore James Krakowski
THEODORE JAMES KRAKOWSKI

Christine Jane Krakowski
CHRISTINE JANE KRAKOWSKI

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: April 6, 2007

Thomas E. Brabec

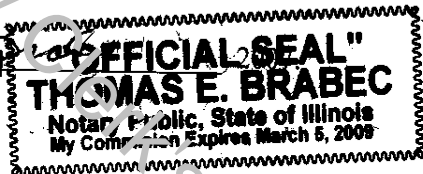
Signature of Buyer, Seller or Representative

STATE OF ILLINOIS }
 } SS:
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **THEODORE JAMES KRAKOWSKI AND CHRISTINE JANE KRAKOWSKI**, 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 6th day of April

Thomas E. Brabec
(Notary Public)



Prepared by:

Thomas E. Brabec
Law Offices of Thomas E. Brabec
18154 Harwood Ave., Suite 204
Homewood, IL 60430

Mail To:

Thomas E. Brabec
Law Offices of Thomas E. Brabec
18154 Harwood Ave., Suite 204
Homewood, IL 60430

Name and Address of Taxpayer:

Theodore James Krakowski
Krakowski Living Trust
8723 Crystal Creek Drive
Orland Park, Illinois 60462

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EXHIBIT A

LEGAL DESCRIPTION:

THAT PART OF LOT 5 IN HIGHLAND BROOK, BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 5, 14.51 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED LINE, 20.82 FEET; THENCE SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST 41.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 48 DEGREES 34 MINUTES 11 SECONDS WEST 32.00 FEET; THENCE SOUTH 41 DEGREES 25 MINUTES 49 SECONDS EAST 85.00 FEET; THENCE NORTH 48 DEGREES 34 MINUTES 11 SECONDS EAST 32.00 FEET; THENCE NORTH 41 DEGREES 25 MINUTES 49 SECONDS WEST 85.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 27-23-118-018-0000

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STATEMENT BY GRANTORS AND GRANTEES

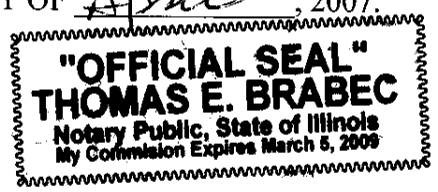
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Signature: *Theodore James Krakowski*
THEODORE JAMES KRAKOWSKI

Christine Jane Krakowski
CHRISTINE JANE KRAKOWSKI

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THEODORE JAMES KRAKOWSKI AND CHRISTINE JANE KRAKOWSKI THIS 6th DAY OF April, 2007.

Thomas E. Brabec
NOTARY PUBLIC



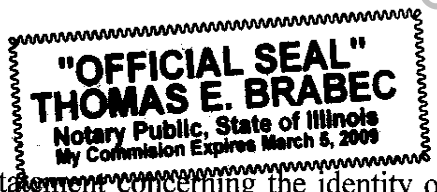
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: *Theodore James Krakowski*
THEODORE JAMES KRAKOWSKI, TRUSTEE

Christine Jane Krakowski
CHRISTINE JANE KRAKOWSKI, TRUSTEE

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID THEODORE JAMES KRAKOWSKI AND CHRISTINE JANE KRAKOWSKI THIS 6th DAY OF April, 2007.

Thomas E. Brabec
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 a Class A misdemeanor for subsequent offenses.

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