

UNOFFICIAL COPY

ILLINOIS STATUTORY
DEED IN TRUST



Doc#: 0715249077 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/01/2007 12:17 PM Pg: 1 of 5

MAIL TO: William F. Kelley
KELLEY, KELLEY & KELLEY
P.O. Box 681189
Schaumburg, IL 60168-1189

SEND SUBSEQUENT TAX BILLS TO

Irma Maczka
463 Graceland, Unit 402
Des Plaines, Illinois 60016

THIS INDENTURE WITNESSETH, That the GRANTORS, IRMA MACZKA, an unmarried woman, and ANGELA MACZKA, an unmarried woman, as joint tenants, of the City of Des Plaines, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby **CONVEY** and **QUIT CLAIM** unto IRMA MACZKA, whose address is 463 Graceland, Unit 402, Des Plaines, Illinois 60016, as Trustee under the terms and provisions of a certain Trust Agreement dated the 29th day of MAY, 2007, and designated as the **IRMA MACZKA DECLARATION OF TRUST**, (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, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

Exempt deed or instrument
eligible for recordation
without payment of tax.

PERMANENT TAX NUMBER: 09-17-402-176-1010

ADDRESS OF REAL ESTATE: 463 Graceland, Unit 402, Des Plaines, Illinois 60016

Baumano 6-1-07
City of Des Plaines

TO HAVE AND TO HOLD the said real estate and appurtenances thereto upon the trusts and for the uses and purposes herein and as set forth in said trust agreement and for the following uses:

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 resubdivide said property as often as desired; to contract to sell; to grant options to purchase; 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 praesenti or in futuro, 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 to

UNOFFICIAL COPY

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 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.

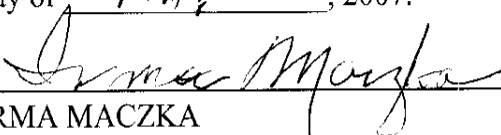
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate 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.

IN WITNESS WHEREOF, the Grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 29th day of MAY, 2007.

 (SEAL)
IRMA MACZKA

 (SEAL)
ANGELA MACZKA

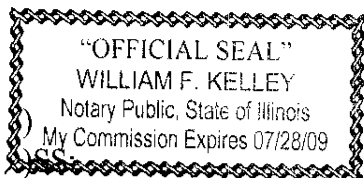
State of Illinois)
)SS:
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that IRMA MACZKA personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she

UNOFFICIAL COPY

signed, sealed and delivered 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 29th day of May, 2007.



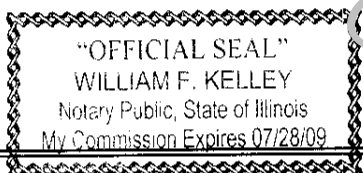
[Signature]
Notary Public

State of Illinois

County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ANCELA MACZKA** personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered 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 29th day of May, 2007.



[Signature]
Notary Public

AFFIX "RIDERS" OR REVENUE STAMPS ABOVE

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35 ILCS 200/31-45, Paragraph (e), Section 31-45 of said Act.

[Signature]
Buyer, Seller or Representative

Date: May 29, 2007

This instrument was prepared by: William F. Kelley
KELLEY, KELLEY & KELLEY
1535 West Schaumburg Road, Suite 204
Schaumburg, Illinois 60194
(847) 895-9151

UNOFFICIAL COPY

PARCEL 1: UNIT NO. 402 IN THE GRACE MANOR CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY FOR THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE NORTHERLY 75 FEET MEASURED ON THE WEST LINE OF THE FOLLOWING DESCRIBED TRACT OF LAND; THAT PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID 579 FEET SOUTH OF THE NORTH WEST CORNER OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID; THENCE SOUTH 83 DEGREES, 30 MINUTES, EAST 158 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID; 279.23 FEET; THENCE NORTH 83 DEGREES 30 MINUTES, WEST 158 FEET TO A POINT IN THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AFORESAID 279.23 FEET NORTH OF A POINT OF BEGINNING; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTH EAST 1/4, AFORESAID 279.23 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART OCCUPIED BY GRACELAND AVENUE) EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 86581848, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE & LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 86581848.

Subject only to the following, if any: covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, including all easements established by or approved from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; public and utility easements; roads and highways; party wall rights and agreements

463 GRACELAND, UNIT 402, DES PLAINES, IL 60016

P.I.N. 09-17-402-176-1010

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE or STATEMENT BY ASSIGNOR AND ASSIGNEE

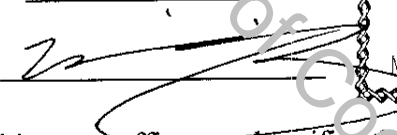
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 29, 2007


IRMA MACZKA

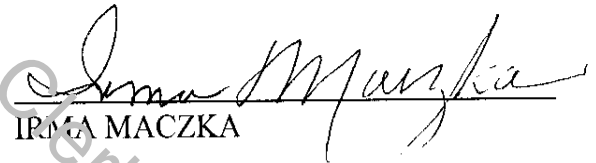
Subscribed and sworn to before me by
the said IRMA MACZKA
this 29th day of MAY, 2007



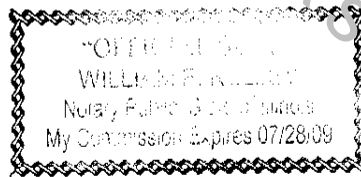
Notary Public 

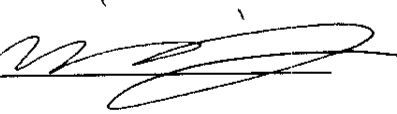
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: MAY 29, 2007


IRMA MACZKA

Subscribed and sworn to before me by
the said IRMA MACZKA
this 29th day of MAY, 2007



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.]