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TRUSTEE'S DEED



Doc#: 0722708116 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/15/2007 03:24 PM Pg: 1 of 3

MAIL TO:

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

NAME & ADDRESS OF TAXPAYER

Helena Szkutak
1129 Robin Hood Drive
Elgin, IL 60120

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THE GRANTOR, **HELENA SZKUTAK**, as Trustee under provisions of a Trust Agreement dated the 18th Day of July, 1994, and known as Trust Number One of the City of Elgin, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good valuable considerations in hand paid, DOES CONVEY and WARRANT to **HELENA SZKUTAK** as Trustee under the provisions of a Trust Agreement dated the 10th day of August, 2007, and known as Trust Number Two (and in the event of the death, resignation, or inability of both grantees to act as such Trustee, then unto **KAZIMIERZ R. SZKUTAK, EDWARD S. SZKUTAK, JANINA WOJDYLA and STANLEY SZKUTAK**, as Successors in Trust with like powers, duties and authorities as are vested in the said grantees as such Trustee) the following described real estate situated in County of Cook, in the State of Illinois, to wit:

Lot 40 and the South 1/2 of Lot 41 in Block 2 in Delany's Garfield Boulevard Subdivision, being the East 1/2 of the South West 1/4 of the South East 1/4 of Section 10, Township 3 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-10-411-074-0000

Property Address: 5321 South Kildare Avenue: Chicago, Illinois 60632

and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: (1) Real estate taxes for the year 2006 and subsequent years; (2) Covenants, conditions, restrictions and easements of record; 3) All applicable zoning laws and ordinances.

IN WITNESS WHEREOF, the grantor, aforesaid has hereunto set her hand and seal this 10th Day of August, 2007

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph E"

Section 4, Real Estate Transfer Tax Act.

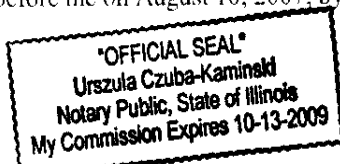
8/10/07 Helena Szkutak
Date Buyer, Seller or Representative

Helena Szkutak
Helena Szkutak as Trustee u/a dated July 18, 1994
and Known as Trust Number One

STATE OF ILLINOIS

COOK COUNTY

The foregoing instrument was acknowledged before me on August 10, 2007, by HELENA SZKUTAK as Trustee u/a Dated July 18, 1994, known as Trust Number One.



Urszula Czuba-Kaminski
NOTARY PUBLIC

This Instrument was Prepared by: URSZULA CZUBA-KAMINSKI, Attorney at Law
7015 Archer Avenue, Chicago, IL 60638
(773) 229-8080 FAX: (773)229-8222

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TO HAVE AND TO HOLD the said premises with the appurtenances thereunto the trusts and for the uses and purposes hereof 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 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 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 99 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 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 be 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 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 of 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.

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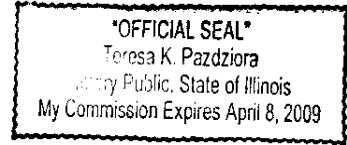
STATEMENT BY GRANTOR AND GRANTEE

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: August 10, 2007

Signature: Ukraininski, agent
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 10th day of August, 2007.



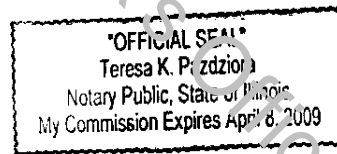
Notary Public Teresa K. Pazdziora

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: August 10, 2007

Signature: Ukraininski, agent
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 10th day of August, 2007.



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.)