

**UNOFFICIAL COPY**  
**DEED IN TRUST**  
**(ILLINOIS)**

CAUTION: Consult a lawyer before using or acting under this form.  
Neither the publisher nor the seller of this form makes any warranty  
With respect thereto, including any warranty of merchantability or  
fitness for a particular purpose.

THE GRANTOR William A. Tolkaz, a never married  
person,

of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid,

Convey s and (WARRANT    /QUIT CLAIM    )\* unto

William A. Tolkaz Living Trust

dated November 24, 2005,

William A. Tolkaz as trustee under 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, the following described real  
estate in the County of Cook and State of Illinois, to wit:

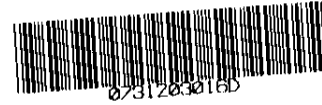
See Exhibit A

Permanent Real Estate Index Number(s) 17-04-424-051-1007

Address(es) of real estate: 1030 N. State St. Apt. 7A Chicago, IL 60610

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any  
part thereof: to dedicate parks, street, highways or alleys; 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, 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 exchange said property, or any part thereof, for other or  
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.



Doc#: **0731203016** Fee: **\$30.50**  
Eugene "Gene" Moore RHSP Fee: **\$10.00**  
Cook County Recorder of Deeds  
Date: 11/08/2007 11:19 AM Pg: 1 of 4

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS  
EXEMPT IN ACCORDANCE  
WITH THE PROVISION OF  
35ILCS 200/31-45(j).

 11/24/06

Robert J. Mondo  
Grantor's Attorney

3-y  
B-a  
my  
GG  
P-3  
JW

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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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 hereby expressly waives and releases 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 aforesaid has hereunto set hand and seal this 24 day of November, 2006.

*William A. Tolkaz*  
William A. Tolkaz

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

William A. Tolkaz, a never married person, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that signed, sealed and delivered the said instrument as

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 24 day of November, 2006

Commission expires 5/17/10 *Lisa Mondo*  
NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172

(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO



Robert J. Mondo  
(Name)  
P.O. Box 72668  
(Address)  
Roselle, IL 60172  
(City, State, Zip)



William A. Tolkaz  
(Name)  
1030 N. State St. Apt. 7A  
(Address)  
Chicago, IL 60610  
(City, State and Zip)

OR RECORDER'S OFFICE BOX N

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## Exhibit A

PARCEL 1: UNIT #07-A IN NEWBERRY PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE IN THE DECLARATION RECORDED AS DOCUMENT 25773994 BEING IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4 AND THE SOUTH 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL2: EASEMENT APURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN RECIPROCAL EASEMENT AND OPERATION AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT 25773375 FOR THE PURPOSE OF INGRESS AND EGRESS TOGETHER WITH THE TENEMENTS AND APPURTENANCES THEREUNTO BELONGING, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

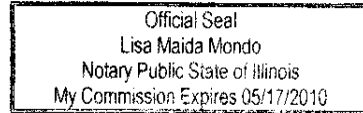
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 11/23, 2006

Signature: X William A. Tolnaz  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said William A. Tolnaz  
This 23, day of November, 2006.  
Notary Public Lisa Mondo



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 title to real estate under the laws of the State of Illinois.

Date 11/23, 2006

Signature: X William A. Tolnaz  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said William A. Tolnaz  
This 23, day of November, 2006.  
Notary Public Lisa Mondo



**Note:** Any person who knowingly submits a false statement concerning the identity of **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.)