

DEED IN TRUST

UNOFFICIAL COPY



MAIL TO:

TERESA WILCZYNSKA
10605 S. SOUTHWEST HIGHWAY
UNIT 3 B
WORTH, ILLINOIS 60482

Doc#: 0805808454 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/27/2008 03:44 PM Pg: 1 of 3

TAX BILL TO:

TERESA WILCZYNSKA
10605 S. SOUTHWEST HIGHWAY
UNIT 3 B
WORTH, ILLINOIS 60482

THE GRANTOR, TERESA WILCZYNSKA, Divorced and Not Since Remarried, of the City of Worth, County of Cook, and State of Illinois, in consideration of the sum of Ten and NO/100 Dollars, (\$10.00), and other good and valuable consideration which is hereby acknowledged, hereby conveys and quit claims to TERESA WILCZYNSKA, as Trustee, under the terms and provisions of a certain Trust Agreement dated the 19th day of December, 2006 and designated as Trust NO. TW-1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT NUMBER 6233-3-"S" IN OAK RIDGE MANOR CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE NORTH 183 FEET OF LOT 28 (EXCEPT THE WEST 183 FEET AND THE NORTH 33 FEET) IN OAK LAWN FARMS BEING A CHARLES W. JAMES SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHWEST 1/4) OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 1982, AS DOCUMENT NO. 26134889 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 24-05-302-069-1010
PROPERTY ADDRESS: 6233 W. 94TH ST., UNIT 3-S, OAK LAWN, ILLINOIS 60453

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, 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 and 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 compiled 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 instrument 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.

# UNOFFICIAL COPY

4. (a) In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County **URSZULA KOWALSKI** is then appointed as First Successor Trustee herein with like power and authority as is vested in the Trustee named herein.

(b) In the event of the inability, refusal of the Successor Trustee herein named, to act, or upon his removal from the County **GRZEGORZ WILCZYNSKI and RAFAL KOWALSKI** are then appointed as Second Successor Co-Trustee herein with like power 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 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 release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption from sale or execution or otherwise.

Dated this **19th day of December, 2006**

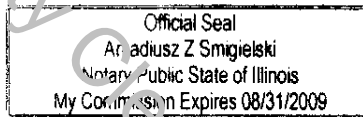
*Teresa Wilczynska*  
**TERESA WILCZYNSKA**

STATE OF ILLINOIS, COUNTY OF COOK, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TERESA WILCZYNSKA**, 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 **19th day of December, 2006**.

Commission expires *3/2009*

*[Signature]*  
NOTARY PUBLIC



Cook County - Illinois Transfer Stamps Exempt under provisions of paragraph E, Section 4, Real Estate Transfer Act.

Date: December 19, 2006

*Teresa W. Powiatka*  
Buyer, Seller or Representative

PREPARED BY:

SMIGIELSKI & WATOR, P. C., ATTORNEYS AT LAW, 10711 SOUTH ROBERTS ROAD, PALOS HILLS, ILLINOIS 60465

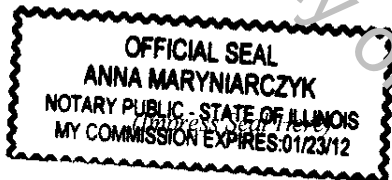
# UNOFFICIAL COPY

## 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 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.

Date: 2-27-08 Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 2-27-08

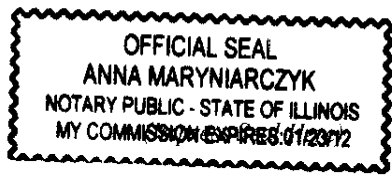


[Signature]  
Notary Public

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.

Date: 2-27-08 Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 2-27-08



[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 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 Act.]