

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc#: 0828439021 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/10/2008 10:56 AM Pg: 1 of 3

### THE GRANTOR

*A MARRIED MAN*  
Willard Ulaszek ~~As~~ an owner of a 35% undivided interest in the following described property

Above space for Recorder's Office Only

of the County of Lake and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Willard J. Ulaszek and Kim A. Ulaszek as Trustees of the Willard Ulaszek Trust dated October 1, 2008, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, his 35% undivided interest in the following described real estate:

UNIT NUMBER 402 AND G-19 IN 1429 NORTH WELLS CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE NORTHEAST 1/4 AND THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 3, 2001 AS DOCUMENT NUMBER 0010264604; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 17-04-205-068-1012; 17-04-205-068-1050  
Address of real estate: 1429 N. Wells, #402, and G-19, Chicago, IL 60610

This Quit Claim Deed was prepared for the Grantor without the benefit or requirement of a title search.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

*This is NOT HOMESTEAD PROPERTY*  
John Pankov, dated 10-1-08

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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 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 inquire 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 executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

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MN*

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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 into 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 person 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 per the Trust Document is then appointed as Successor Trustee herein with like powers 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 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.

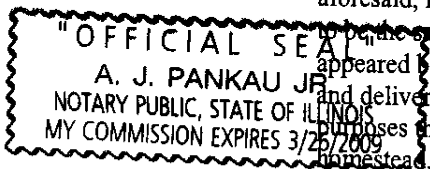
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 1st day of Oct, 2008

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

Willard Ulaszek (SEAL) \_\_\_\_\_ (SEAL)  
Willard Ulaszek \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Willard Ulaszek personally known to me and for the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 1st day of Oct, 2008.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_

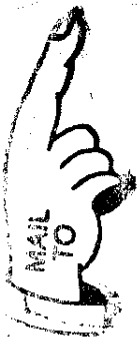
[Signature]  
NOTARY PUBLIC

This instrument was prepared by: John Pankau, 105 East Irving Park Road, Itasca, Illinois 60143

**MAIL TO:**  
Law Office of John Pankau  
105 E Irving Park Road  
Itasca IL 60143

**SEND SUBSEQUENT TAX BILLS TO:**  
Kristin Ulaszek  
1429 N. Wells #402  
Chicago IL 60610

**OR**  
Recorder's Office Box No. \_\_\_\_\_



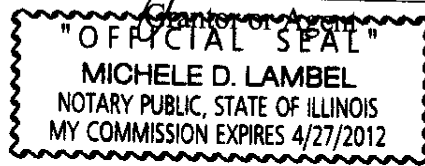
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## STATEMENT BY GRANTOR AND GRANTEE

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 10/1, 2008

Signature: *AGR*

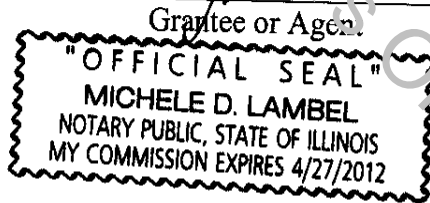


Subscribed and sworn to before me  
By the said *A.J. Pumbian Jr.*  
this 1st day of October, 2008  
Notary Public *M. Lambel*

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 10/1, 2008

Signature: *AGR*



Subscribed and sworn to before me  
By the said *A.J. Pumbian Jr.*  
this 1st day of October, 2008  
Notary Public *M. Lambel*

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.

(Attached 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.)