

UNOFFICIAL COPY

**WARRANTY DEED IN TRUST**



**MAIL TO:**

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

Doc#: 0829054052 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2008 01:48 PM Pg: 1 of 3

**NAME & ADDRESS OF TAXPAYER**

Richard Niezabitowski  
5425 S. Nordica Ave  
Chicago, IL 60638

THE GRANTORS, Richard Niezabitowski and Linda Niezabitowski, husband and wife, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good valuable considerations in hand paid, DO CONVEY and WARRANT to Richard Niezabitowski and Linda Niezabitowski, husband and wife, as Co-Trustees under the provisions of a Trust Agreement dated the 8<sup>th</sup> day of November, 2008, known as TRUST NUMBER ONE, (and in the event of the death, resignation, or inability of grantee to act as such Trustee, then unto Paul Niezabitowski as Successor in Trust with like powers, duties and authorities as are vested in said grantee as such Trustee) the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 36 in Block 33 in Frederick H. Bartlett's 3<sup>rd</sup> Addition to Bartlett Highlands being a Subdivision of the South West 1/4 of Section 7, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-07-326-008-0000  
Property Address: 5425 South Nordica Avenue; Chicago, Illinois 60638

Dated: October 13, 2008

AFFIX TRANSFER TAX STAMP  
OR  
"Exempt under provisions of Paragraph E"  
Section 4, Real Estate Transfer Tax Act.

10-13-08 *Richard Niezabitowski*  
Date Buyer, Seller or Representative

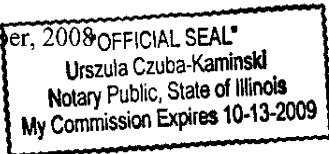
*Richard Niezabitowski*  
Richard Niezabitowski

*Linda Niezabitowski*  
Linda Niezabitowski

**STATE OF ILLINOIS  
COOK COUNTY**

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that Richard Niezabitowski and Linda Niezabitowski, husband and wife, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as having executed the same, 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 use and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 13<sup>th</sup> day of October, 2008



*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

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the said premises with the appurtenances thereunto the trusts and for the uses and purposes herein 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, changes 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 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 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.

# UNOFFICIAL COPY

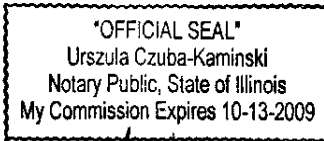
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated October 13, 2008

Signature: *Richard [Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 13<sup>th</sup> day of October, 2008



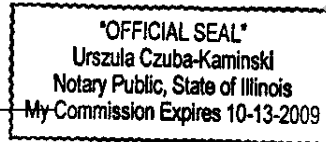
Notary Public *U. Kaminski*

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 October 13, 2008

Signature: *Linda Niezabitowska*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 13<sup>th</sup> day of October, 2008



Notary Public *U. Kaminski*

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.)