

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, Tanya Troyanovsky, married to Alex Troyanovsky, of the Village of Northbrook, County of Cook, and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to, 413 Kenilworth #2 Land Trust, whose address is 501 Silverside Road, Suite 87ACI, Wilmington, Delaware 19809 (hereinafter referred to as "said trustee"), and unto all and every successor or successors in trust under the trust agreement governing said trust 100% of the Grantors' interest in the following described real estate in the County of Cook, State of Illinois, to wit:

**LOT 2 OF PATRICIA MCGOWAN SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Tax Parcel No's.: 16-07-325-027-0000.

Address of Property: 413 South Kenilworth, Unit 2, Oak Park, Illinois 60301

**THIS IS NOT HOMESTEAD PROPERTY**

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, 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 property 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; to lease said property, or any part thereof, from time



Doc#: 0910631104 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 04/16/2009 03:34 PM Pg: 1 of 4



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to time, 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 thereof, and to partition or to exchange said property, or any part thereof, for other 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 property 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 property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said property, or be obliged to see that the terms of said trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said property 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 said trusts created by said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee were 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.

And the said grantor hereby expressly waives and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned aforesaid has hereunto set her hand and seal this 01 day of July, 2018.

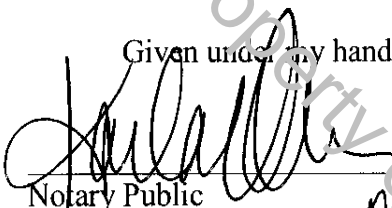
*Tanya Troyanovsky*  
Tanya Troyanovsky

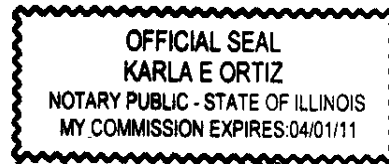
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State of Illinois )  
County of Cook )SS.  
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Tanya Troyanovsky, married to Alex Troyanovsky, 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 she signed, sealed and delivered the said instrument as her 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 01 day of July, 2008.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 04/01/2011



**This instrument was prepared by and after recording return to:**

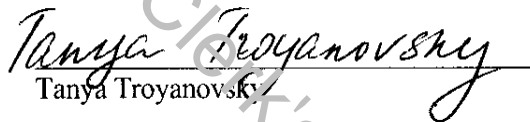
Gary J. Stern, Esq.  
Chuhak & Tecson, P.C.  
30 South Wacker Drive, Suite 2600  
Chicago, Illinois 60606

Send subsequent tax bills to:

413 Kenilworth #2 Land Trust  
501 Silverside Road, Suite 87ACI  
Wilmington, Delaware 19809

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

Dated: July 01, 2008

  
\_\_\_\_\_  
Tanya Troyanovsky

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## STATEMENT BY GRANTOR AND GRANTEE

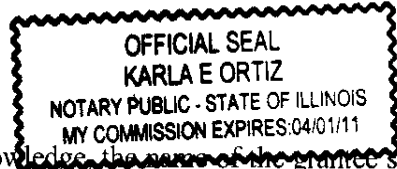
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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: July 01, 2008

Signature: Tanya Troyanovsky  
Tanya Troyanovsky

SUBSCRIBED and SWORN to before me this 01 day of July, 2008

Notary Public [Signature]  
My commission expires: 04/01/2011



The grantee or its agent affirms that, to the best of its 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.

Date: July 01, 2008

Signature: Anastasia Kortchak-Meleshko  
Anastacia (Stacy) Kortchak-Meleshko,  
as Trustee

SUBSCRIBED and SWORN to before me this 01 day of July, 2008

Notary Public [Signature]  
My commission expires: 04/01/2011



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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]