

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc#: 0918835048 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/07/2009 09:46 AM Pg: 1 of 3

### FIRST AMERICAN TITLE

ORDER# 1954922

**THE GRANTOR, ALICIA FUDALA, a single woman,** of the Village of Harwood Heights, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO/100THS DOLLARS, (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby Conveys and Quit Claims to **DANIEL C. KUNYSZ, a Trustee of the Declaration of Trust of Daniel C. Kunysz dated December 28, 2000,** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate.

**PARCEL 1: UNIT 508, IN THE HARLEM TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3 AND 4 IN GEORGE W. PRASSAS' BELMONT HIGHLANDS IN THE SOUTHEAST 1/4 OF FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND SOUTH OF INDIAN BOUNDARY LINE AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, LYING NORTH OF THE CENTER LINE OF BELMONT AVENUE, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0508718122, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-10, AND STORAGE SPACE S-10, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0508718122.**

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): **12-24-431-028-1038**  
Addresses of real estate: **3258 N. Harlem Avenue, Unit 508, Chicago, Illinois 60634**

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 option 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

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Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 JUL.-1.09  
 # 0000052922

**REAL ESTATE TRANSFER TAX**  
 00245.00  
 FP 103027

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 JUL.-1.09  
 COUNTY TAX # 0000053425

**REAL ESTATE TRANSFER TAX**  
 00122.50  
 FP 103028

**CITY OF CHICAGO**  
 CITY TAX  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 JUL.-1.09  
 # 000005086

**REAL ESTATE TRANSFER TAX**  
 02572.50  
 FP 102812

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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 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.

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 6-12 day of June, 2009.

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

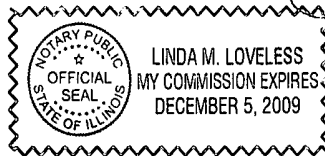
 (SEAL)  
**ALICIA FUDALA**

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 **ALICIA FUDALA, a single woman**, is 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 12<sup>th</sup> day of June, 2009.

Commission expires 12-5, 2009

  
NOTARY PUBLIC



This instrument was prepared by: Stephen P. Di Silvestro 5231 N. Harlem Avenue, Chicago, Illinois 60656

**MAIL TO:**

**STEPHEN P. DI SILVESTRO**  
ATTORNEY AT LAW  
5231 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656

**SEND SUBSEQUENT TAX BILLS TO:**

**DANIEL C. KUNYSZ**  
3132 N. NARRAGANSETT  
CHICAGO, ILLINOIS 60634