

# UNOFFICIAL COPY



## DEED IN TRUST

Grantor, Michael Zientek, and Angie C. Zientek, husband and wife, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, receipt and sufficiency of which are hereby acknowledged CONVEYS and QUIT CLAIMS to

Doc#: 0923046004 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/18/2009 08:36 AM Pg: 1 of 3

ANGIE C. ZIENTEK and MICHAEL J. ZIENTEK as Trustee under the provisions of the A & M ZIENTEK FAMILY TRUST, dated June 18, 2009, whose address is 10849 South Talman, Chicago, IL 60655, the following described real estate situated in the County of Cook and State of Illinois:

Lot 4 in Block 27 in O. Revier and Company's First Addition to Morgan Park Manor, a subdivision of Block 2 (except the South 240 feet of the West 1/2 and except the North 120 feet thereof) and all of Blocks 1, 7 and 8 in O. Belaths subdivision of the West half of the Southeast 1/4 of Section 13, Township 37 North, Range 13 East of the Third Principal Meridian in Cook County, Illinois

commonly known as: 10849 South Talman, Chicago, IL 60655

Permanent real estate index number: 24-13-411-013

together with all in singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, subject to easements and building and use restrictions, if any, affecting the premises

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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, dedicate, pledge or otherwise encumber said real estate or any part thereof; to lease said real estate or any part thereof from time to time, in possession or reversion, by leases to commence in present or future, and upon any terms and for any periods of 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 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 of the reversion and to contract respecting the manner of fixing the amount present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate 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 difference from the ways above specified at any time hereafter.


In no case shall any party dealing with said trustee or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust be obliged

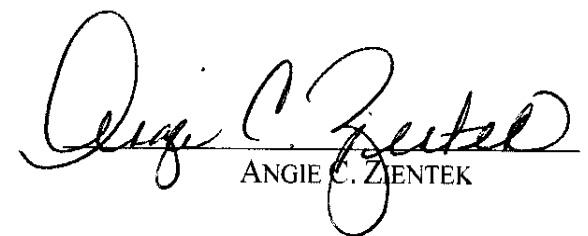
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to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said trustee, or 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 the said trustee or any successor in trust 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 at 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee or successor in trust 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, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said trust agreement 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 any 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 earnings, avails and proceeds as aforesaid.

Dated this 18th day of June, 2009.

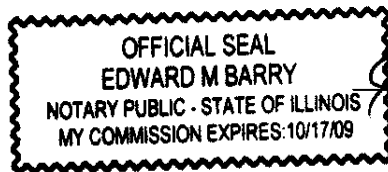
  
MICHAEL ZIENTEK

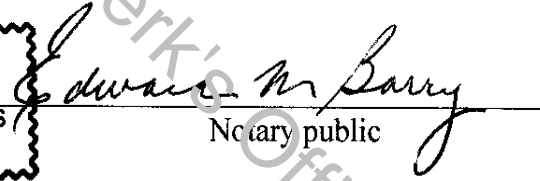
  
ANGIE C. ZIENTEK

County of Cook  
State of Illinois

I, the undersigned, a notary public in and for said County in the State aforesaid, do hereby certify that Michael Zientek and Angie C. Zientek, 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 and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and seal  
this 18th day of June, 2009.



  
Notary public

This instrument prepared by Edward M. Barry, 11115 South Kedzie, Chicago, IL 60655

After recording return to:  
Edward M. Barry  
11115 South Kedzie Ave.  
Chicago, IL 60655

Send tax bills to:  
Michael J. Zientek  
10849 S. Talman  
Chicago, IL 60655

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e)  
SECTION 200/31-45 REAL ESTATE TRANSFER TAX ACT

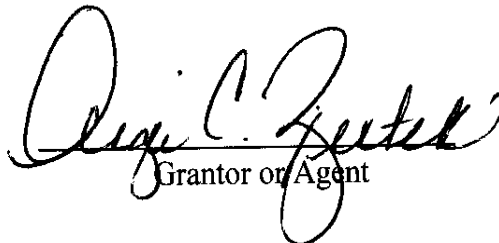
6/18/09  
DATE BUYER, SELLER, OR REPRESENTATIVE

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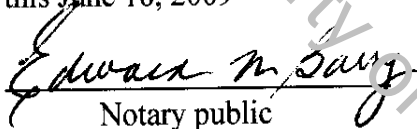
## STATEMENT BY GRANTOR AND GRANTEE

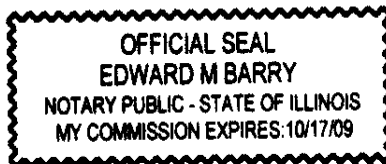
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership 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: June 18, 2009

  
Grantor or Agent

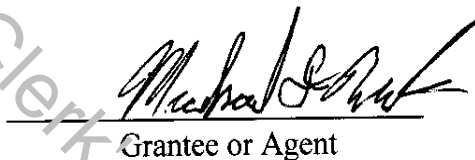
Signed and sworn to before me  
this June 18, 2009

  
Notary public

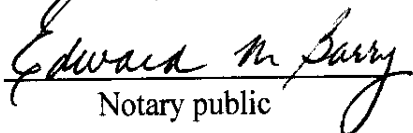


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized 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: June 18, 2009

  
Grantee or Agent

Signed and sworn to before me  
this June 18, 2009

  
Notary public

