

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 0935545042 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2009 09:26 AM Pg: 1 of 3

THE GRANTOR, GEORGE W. TOKARCZYK, of Tucson, Arizona for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto LIDIA TOKARCZYK and GEORGE TOKARCZYK, of Tucson, Arizona, as Co-Trustees under the provisions of a trust agreement entitled the "Tokarczyk Family Revocable Trust", dated the 4<sup>th</sup> day of November, 2009. (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, all Grantor's interests (which constitutes an undivided 50% interest as a tenant in common) in the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 17 IN BLOCK 6 IN ASHLAND ADDITION TO RAVENSWOOD IN THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPT THAT PART OF THE ABOVE PREMISES CONVEYED TO THE CITY OF CHICAGO FOR WIDENING OF NORTH ASHLAND AVENUE IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 14-11-308-013-0000

Property Address: 4123 North Ashland  
Chicago, IL 60613

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO THE FOLLOWING, IF ANY; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, PRIVATE, PUBLIC AND UTILITY EASEMENTS, ROADS AND HIGHWAYS, PARTY WALL RIGHTS AND AGREEMENTS, EXISTING LEASES AND TENANCIES; GENERAL TAXES FOR THE YEAR 2008 AND SUBSEQUENT YEARS.

Exempt under real estate transfer tax law 35 ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steve Baer 11/4/09  
Agent Date:

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

Full power and authority are hereby granted to said trustee to operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such

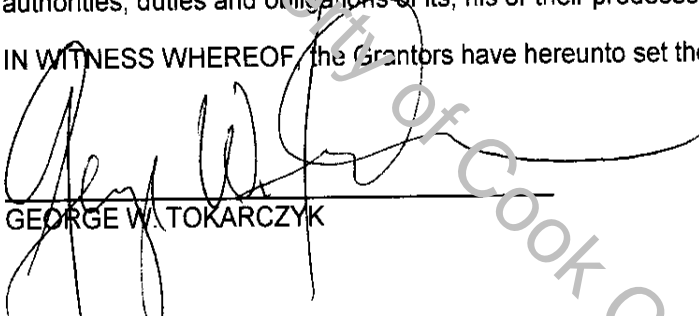
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trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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 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 premises, or be obliged to see that 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 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 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 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.

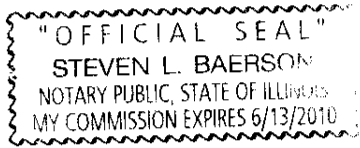
IN WITNESS WHEREOF, the Grantors have hereunto set their hands as of the 4<sup>th</sup> day of November, 2009.

  
\_\_\_\_\_  
GEORGE W. TOKARCZYK

STATE OF ILLINOIS            )  
  ) SS.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said County, Illinois, do hereby certify that GEORGE W. TOKARCZYK, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4<sup>th</sup> day of November, 2009.



  
\_\_\_\_\_  
Notary Public

This instrument was prepared by Steven L. Baerson, One N. LaSalle St., #1350, Chicago, Illinois 60602.

Please return this document after recording to:

Steven L. Baerson  
Williams & Baerson, LLC  
One North LaSalle Street  
Suite 1350  
Chicago, Illinois 60602

Send subsequent tax bills to:

Mr. and Mrs. George W. Tokarczyk  
10 S. Dunton  
#603  
Arlington Heights, IL 60005

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## STATEMENT OF 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.

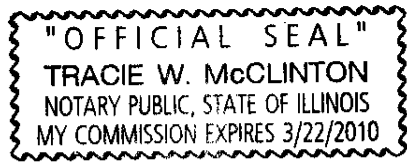
Dated: November 4, 2009

Signature: *Steven L. Baerson*  
Grantor/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 4th day of November, 2009

Notary Public *Tracie W. McClinton*



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: November 4, 2009

Signature: *Steven L. Baerson*  
Grantee/Agent

Subscribed and sworn to before me by the said Steven L. Baerson

this 4th day of November, 2009

Notary Public *Tracie W. McClinton*



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.