

UNOFFICIAL COPY

4399829
(11)

GIT



TRUSTEE'S DEED IN TRUST

Doc#: 1012657168 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2010 02:13 PM Pg: 1 of 3

THIS INDENTURE MADE

THIS 4th day of March, 2010,

By and between the GRANTOR,

Alberta Margaret Kosik,

(f/k/a Alberta K. Maljan), as

Trustee of the Alberta K. Maljan

Trust dated 6/11/98 as restated

on 2/8/2010, of the City of Chicago,

County of Cook, and State of Illinois,

in consideration of the sum of Ten

and 00/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey(s) and quit claim(s) to Shirley Arendt and Ed Arendt as Trustee(s), under the terms and provisions of a certain Trust Agreement dated the 3rd day of March, 2010, and designated as the SHIRLEY AND ED ARENDT JOINT LIVING TRUST, and to any and all successors as Trustee(s) appointed under said Trust Agreement, or who may be legally appointed, whose address is, 233 E. 13th Street, Unit 2402, Chicago, IL 60605, **GRANTEES**, the following described real estate:

Lot 19 in Block 14 in Forest Ridge, being a subdivision of the East 1/2 of the Northwest 1/4 of Section 7, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-07-125-006-0000

Address of Real Estate: 9827 S. Hamilton Ave., Chicago, IL 60643

Subject to: covenants, conditions and restrictions of record, general real estate taxes not yet due and payable, building lines and building laws and ordinances, use or occupancy restrictions, zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises, and public roads and highways.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

THIS CONVEYANCE IS MADE PURSUANT TO DIRECTION AND WITH THE AUTHORITY TO CONVEY DIRECTLY TO THE TRUST GRANTEE NAMED HEREIN. THE POWERS AND AUTHORITY CONFERRED UPON SAID TRUST GRANTEE ARE RECITED ON PAGE TWO AND THREE HEREOF AND INCORPORATED HEREIN BY REFERENCE.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deed in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

IN WITNESS WHEREOF, the party of the first part has signed on the day and year first above written.

Alberta Margaret Kosik

ALBERTA MARGARET KOSIK, (f/k/a Alberta K. Maljan), as trustee as aforesaid

✓ 3

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, a Notary Public in and for said County, and the State aforesaid, DO HEREBY CERTIFY that ALBERTA MARGARET KOSIK, (f/k/a Alberta K. Maljan), as trustee as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, respectively appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, and as the free and voluntary act of said Trust for the uses and purposes therein set forth.

Given under my Hand and Notarial Seal this 4th day of March, 2010

Nora Hurley Marsh

Notary Public
My Commission Expires: 03/27/10



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purpose herein and in said 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 re-subdivide 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 considerations, to convey said premises 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 to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 years, 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 terms and provisions thereof 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 part of any 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 charges 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 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

UNOFFICIAL COPY

upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of 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 property appointed and are fully vested with all the title, estate, rights, powers authorities, duties and obligations of its, his or their predecessor in trust.

THIS DOCUMENT WAS PREPARED BY:
 Nora Hurley Marsh, Attorney at Law
 Richards & Marsh
 200 S. Frontage Rd., Suite 322
 Burr Ridge, IL 60527

STATE TAX

STATE OF ILLINOIS



MAY. -3.10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000050589

REAL ESTATE TRANSFER TAX
0032500
FP 103014

CITY TAX

CITY OF CHICAGO



MAY. -3.10


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008747

REAL ESTATE TRANSFER TAX
0243750
FP 103018

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. -3.10


REVENUE STAMP

0000050281

REAL ESTATE TRANSFER TAX
0016250
FP 103017

CITY TAX

CITY OF CHICAGO



MAY. -3.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000008748

REAL ESTATE TRANSFER TAX
0097500
FP 103018

AFTER RECORDING - DELIVER TO:

THOMAS S. LEONARD
 Attorney at Law
 17103 Oak Park Avenue
 Tinley Park, IL 60477

DELIVER SUBSEQUENT TAX BILLS TO:

Shirley J. and Ed C. Arendt
 9827 S. Hamilton Ave.
 Chicago, IL 60643