

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Mail and send subsequent tax bills to

### GRANTEES

JOSEPH L. NOVAK  
7101 W. 63<sup>rd</sup> Place  
Chicago, IL 60638

### THE GRANTOR(S)

JOSEPH L. NOVAK an unmarried  
man  
7101 W. 63<sup>rd</sup> Place  
Chicago, IL 60638



Doc#: 1021447023 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/02/2010 11:08 AM Pg: 1 of 4

Above space for Recorder's Office Only

of the County of Cook and State of Illinois of for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims

to **JOSEPH L. NOVAK** as Trustee under the terms and provisions of a certain Trust Agreement dated **JULY 19, 2010** and designated as the **JOSEPH L. NOVAK REVOCABLE LIVING TRUST DATED JULY 19, 2010**

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### SEE ATTACHED LEGAL DESCRIPTION

Address(es) of real estate: 6046 S. Parkside, Chicago, IL 60638

Pin No.: 19-17-414-047-0000

Exempt under Provisions of Paragraph E Of the Property Tax Code.

Date: 7/19/2010

Buyer Seller or Representative: Joseph L. Novak

This Deed was prepared without benefit of title examination or opinion at the request of the parties hereto. No Warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property which is described in this Deed.

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 options 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. © 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or

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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 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

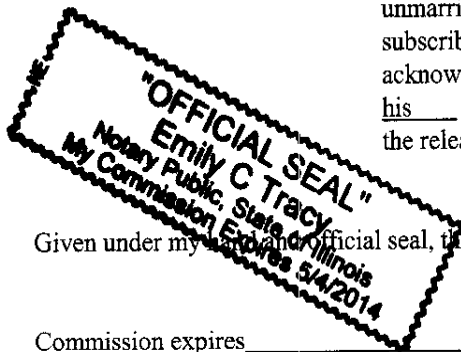
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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.

PLEASE  
(SEAL) \_\_\_\_\_ (SEAL) \_\_\_\_\_  
 PRINT OR  
TYPE NAME(S)  
BELOW \_\_\_\_\_ (SEAL) \_\_\_\_\_  
 (SEAL)  
SIGNATURE(S)

DATED this 19<sup>th</sup> day of July, 2010

State of Illinois, County of ss will ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that JOSEPH L. NOVAK, an unmarried man, personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.



Given under my official seal, this 19<sup>th</sup> day of July, 2010  
 Commission expires \_\_\_\_\_ 20 \_\_\_\_\_  
 \_\_\_\_\_  
 NOTARY PUBLIC

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**LEGAL DESCRIPTION:**

LOT 74 (EXCEPT THE NORTH 30 FEET) IN FREDERICK H. BARTLETT'S CENTRAL AVENUE ADDITION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS:**

6046 S. PARKSIDE, CHICAGO, ILLINOIS 60638

Property of Cook County Clerk's Office

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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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 19, 2010  
Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Joseph Novak this 19<sup>th</sup> day of July, 2010

Notary Public [Signature]



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 19  
Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Joseph L. Novak this 19<sup>th</sup> day of July, 2010

Notary Public [Signature]



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.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

(f; Vendrel\forms\grantee.wpd)  
January, 1998