

# DEED IN TRUST UNOFFICIAL COPY



Doc#: 1032722006 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/23/2010 08:38 AM Pg: 1 of 3

THE GRANTOR, **MAGDA HAJAS, Divorced And Not Since Remarried**, of: 6631 North Artesian, of the City of Chicago, County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to the Grantee:

**MAGDA HAJAS,**  
of: 6631 North Artesian  
Chicago, Illinois 60646

as Trustee, under the terms and provisions of a certain Trust Agreement dated the 9th day of November, 2010, and designated as Trust No. **10E46** and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 31 IN BLOCK 7 IN ASHWOOD ADDITION TO ROGERS PARK, A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Tax Number (PIN): 10-36-415-009-0000

Address(es) of Real Estate: 6631 North Artesian, Chicago, Illinois 60646

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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, street, 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 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 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 so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under the 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 with 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 persons 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, DONALD PIAZZA is appointed as Successor Trustee herein or if there is no Successor Trustee then the Recorder of Deeds in which the herein named property is located shall act as Successor Trustee, 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.

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If the title to any of the above real estate now or hereafter shall be registered, the Registrar of Titles is directed not to register or note in 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.

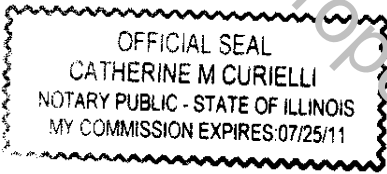
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 9th day of November, 2010.

*Magda Hajas* (SEAL)  
**MAGDA HAJAS**

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 **MAGDA HAJAS, Divorced And Not Since Remarried**, 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 9th day of November, 2010.

Commission expires 7-25-2011 *Catherine M. Curielli*  
NOTARY PUBLIC

Exempt under provisions of Paragraph E, Section 31-45, Property Tax Code.

Dated: November 9, 2010. *Magda Hajas*  
**MAGDA HAJAS, Owner**

**THIS DOCUMENT PREPARED BY AND MAIL TO:**

**JOHN PETER CURIELLI, Attorney at Law  
LAW OFFICES OF JOHN PETER CURIELLI, P.C.  
126 South Northwest Highway  
Barrington, Illinois 60010-4608**

**SEND SUBSEQUENT TAX BILLS TO:**

**MAGDA HAJAS  
6631 North Artesian  
Chicago, Illinois 60646**

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

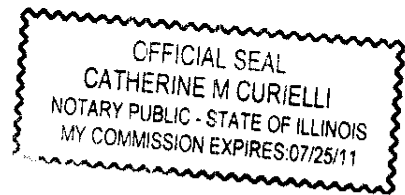
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 9, 2010

Signature: *Magda Hajas*  
Magda Hajas, Grantor

Subscribed and sworn to before me by the said Magda Hajas this 9th day of November, 2010.

Notary Public *Catherine M. Curielli*



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 9, 2010

Signature: *Magda Hajas*  
Magda Hajas, Grantee

Subscribed and sworn to before me by the said Magda Hajas this 9th day of November, 2010.

Notary Public *Catherine M. Curielli*



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.

(Attach 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.)