

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 1126254002 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2011 02:26 PM Pg: 1 of 5

**GRANTORS, Gregory P. Falasz, of 4837 W. Melrose, Chicago, Illinois 60641 and Laretta A. Falasz, of 114 S. Main Street, Lombard, Illinois 60148, the surviving joint tenants, Jeanette Falasz, deceased,**

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

**CONVEY and QUIT CLAIM to: Gregory P. Falasz, an unmarried person, of 4837 W. Melrose, Chicago, Illinois 60641, as to an undivided 50% interest; AND Laretta A. Falasz, as Trustee of the Laretta A. Falasz Trust dated July 28, 2011, as to an undivided 50% interest, of 114 S. Main Street, Lombard, Illinois 60148, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:**

*For Recorder's Use*

LOT 38 AND THE EAST 5 FEET OF LOT 37 IN BLOCK 4 IN EDWARDS SUBDIVISION IN SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 13-21-422-008

Commonly known as: 4837 W. Melrose, Chicago, Illinois 60641

**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 releases 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 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 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.

All 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.

# UNOFFICIAL COPY

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 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(s) hereby waive(s) and release(s) 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 6th day of September, 2011.

Lauretta A. Falasz  
Lauretta A. Falasz

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Lauretta A. Falasz, 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 my hand and seal this 6th day of September, 2011.

Teri A. Bornack  
Notary Public



Exempt Under Provisions of Paragraph (e) Section 31-45,  
(Property Tax Code, Real Estate Transfer Tax Law)

Burt Wald 9-6-11  
Attorney Date

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

Gregory P. Falasz  
Gregory P. Falasz

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Gregory P. Falasz, 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, including the release and waiver of the right of homestead.

Given my hand and seal this 6<sup>th</sup> day of September, 2011.

Teria Bornack  
Notary Public



Property of Cook County Clerk's Office

**PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Huck Bouma PC  
1755 S. Naperville Rd., #200  
Wheaton, Illinois 60189

**FUTURE TAX BILLS TO:**

Gregory P. Falasz  
4837 W. Melrose  
Chicago, Illinois 60641

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

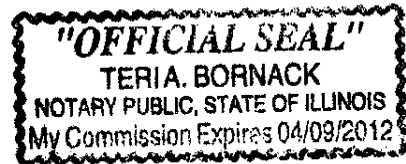
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 9-6, 2011

Signature: Lauretta G. Falasz  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 6th day of September, 2011.  
Notary Public Teria Bornack



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 title to real estate under the laws of the State of Illinois.

Date 9-6, 2011

Signature: Gregory P. Falasz  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 6th day of September, 2011.  
Notary Public Teria Bornack



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

NOVEMBER 15, 2004

STATE OF ILLINOIS  
County of Cook

# UNOFFICIAL COPY

DAVID ORR, County Clerk

I, David Orr, County Clerk of the County of Cook, in the State aforesaid, and Keeper of the Records and Files of said County do hereby certify that the attached is a true and correct copy of the original Record on file, all of which appears from the records and files in my office.

IN WITNESS THEREOF, I have hereunto set my hand and affixed the Seal of the County of Cook, at my office in the city of Chicago, in said County.

*David Orr*  
COUNTY CLERK

RT: #0.	REGISTRATION DISTRICT NO. <b>10.10</b>	STATE OF ILLINOIS		STATE FILE NUMBER
	REGISTERED NUMBER	<b>MEDICAL CERTIFICATE OF DEATH</b>		<b>604896</b>
1. DECEASED—NAME FIRST MIDDLE LAST <b>JEANETTE FALASZ</b>		SEX <b>2. FEMALE</b>	DATE OF DEATH (MONTH, DAY, YEAR) <b>3. MARCH 21, 1998</b>	
4. COUNTY OF DEATH: <b>COOK</b>		AGE—LAST BIRTHDAY (YRS) 5a. <b>40</b>	UNDER 1 YEAR 5b. <b>0</b>	UNDER 1 DAY 5c. <b>0</b>
6a. CHICAGO		6b. OUR LADY OF THE RESURRECTION		6c. D.O.A.
7. CHICAGO, IL.		8a. MARRIED		8b. GREGORY P. FALASZ
10. 338-54-3085		11a. BOOK KEEPER		11b. OFFICE
13a. 4837 W. MELROSE		13b. CHICAGO		13c. YES
13e. ILLINOIS		13f. 60641		13g. WHITE
15. JOHN McCULLOUGH		16. JOAN TOMCZAK		
17a. GREGORY P. FALASZ		17b. HUSBAND		17c. 4837 W. MELROSE CHGO., IL. 60641
18. PART I		Enter the diseases, or complications that caused the death. Do not enter the mode of dying, such as cardiac or respiratory arrest, shock, or heart failure. List only one cause on each line.		
Immediate Cause (Final disease or condition resulting in death)		(a) <b>Lung Cancer</b>		
CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) STATING THE UNDERLYING CAUSE LAST.		(b) <b>DUE TO, OR AS A CONSEQUENCE OF</b>		
PART II. Other significant conditions contributing to death but not resulting in the underlying cause given in PART I		UTOPBY (ESM) 19a. <b>NO</b>		
20a. DATE OF OPERATION, IF ANY		20b. MAJOR FINDINGS OF OPERATION		20c. <b>NO</b>
21a. <b>3/17/98</b>		21b. YES		21c. <b>12:30 P.M.</b>
22a. SIGNATURE <b>Merrill S. Kies MD.</b>		22b. <b>MARCH 23, 1998</b>		22c. <b>036054882</b>
22c. <b>MERRILL S. KIES 233 E. ERIE ST. SUITE 700 CHGO., IL. 60611</b>		22d. <b>036054882</b>		
24a. BURIAL		24b. MARYHILL		24c. NILES ILLINOIS
25a. CASEY LASKOWSKI & SONS		25b. 4540-50 W. DIVERSEY CHICAGO		25c. ILLINOIS 60639
26a. <b>Merrill S. Kies MD.</b>		26b. <b>MAR 24 1998</b>		26c. <b>034-015255</b>