

# UNOFFICIAL COPY



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Doc#: 1134929003 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/15/2011 08:30 AM Pg: 1 of 3

## QUIT CLAIM DEED IN TRUST Individual

THE GRANTOR(S), JOHN KOWALCZYK and MARIA KOWALCZYK, husband and wife, of the City of Lemont, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to the KOWALCZYK FAMILY TRUST dated December 5, 2011 of 12575 S. Archer Road, Lemont, Illinois 60439 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

UNIT NUMBERS 3403 AND 3403G IN TREETOP CONDOMINIUM BUILDING NO. 34 CONDOMINIUM AS DELINATED ON SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 34 IN TREETOP SUBDIVISION UNIT NO. 2, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25272448 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 27-16-209-041-1003

Address(es) of Real Estate: 9950 Treetop, Unit 2E, Orland Park, Illinois 60462

Subject To: Building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

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 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 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 agreement 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

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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 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 5 day of December, 20 11

John Kowalczyk  
JOHN KOWALCZYK

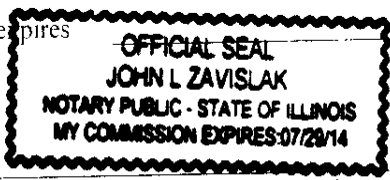
Maria Kowalczyk  
MARIA KOWALCZYK

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JOHN KOWALCZYK and MARIA KOWALCZYK personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 5 day of December, 20 11

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_



John L. Zavislak (Notary Public)

**Prepared by:**  
JOHN L. ZAVISLAK  
1 SOUTH 280 SUMMIT, C-2  
OAKBROOK TERRACE, IL 60181-3948

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 31-45,

REAL ESTATE TRANSFER TAX LAW

**Mail To:**  
JOHN L. ZAVISLAK  
1 SOUTH 280 SUMMIT,  
EXECUTIVE CENTER II, COURT C #2  
OAKBROOK TERRACE, IL 60181

DATE: 12-5-2011  
John Kowalczyk  
Signature of Buyer, Seller or Representative

**Name and Address of Taxpayer:**  
MARIA KOWALCZYK  
12575 ARCHER ROAD  
LEMONT, ILLINOIS 60439-6730

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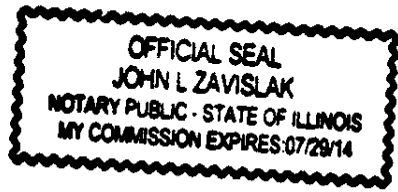
## STATEMENT BY GRANTOR AND GRANTEE

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 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: 12-5, 2011 Signature: Monia Kowalczyk  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 5 day of Dec, 2011.

John L. Zavislak  
Notary Public

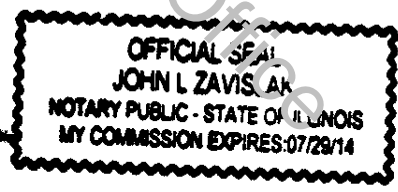


The grantee or his agent affirms, and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 12-5, 2011 Signature: Monia Kowalczyk  
Grantor or Agent

SUBSCRIBED and SWORN to before me this 5 day of Dec, 2011.

John L. Zavislak  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor to 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.