

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, Deborah L. Wawczak, as Successor Trustee of the Dorothy G. Wawczak Trust dated 2/28/2006 of Orland Park, 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 quit claims 100% of said trust's interest to Deborah L. Wawczak, as Trustee under the terms and provisions of a certain Trust Agreement dated the 28<sup>th</sup> day of February, 2006, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, all of her right title and interest in and to the following described real estate:



Doc#: 1227146009 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/27/2012 10:30 AM Pg: 1 of 4

See Legal Description attached as Exhibit "A"

Permanent Index Number (PIN): 27-13-200-024-1053

Address(es) of Real Estate: 7437 W. 153<sup>rd</sup> Street, Orland Park, IL 60462

Exempt under provisions of Paragraph e, Section 31-15, Property Tax Code.

9-14-2012 Date

Deborah L. Wawczak Buyer/Seller/Representative

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 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

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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, or upon his removal from the County, Susan Dubrock is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

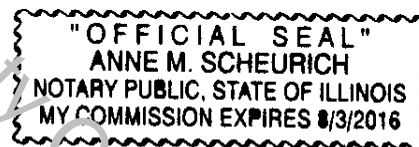
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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

DATED this 14th day of September, 2012

Deborah L. Wawczak (SEAL)  
Deborah L. Wawczak, as Successor Trustee of  
the Dorothy G. Wawczak Trust dated 2/28/2006



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 Deborah L. Wawczak, as Successor Trustee of the Dorothy G. Wawczak Trust dated 2/28/2006, 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 14th day of September, 2012.

Commission expires 8/3/2016 Anne M. Scheurich Notary Public

Instrument prepared by: James F. Dunneback, P.C., 14475 John Humphrey Dr., # 200, Orland Park, IL 60462

MAIL TO:

Anne M. Scheurich  
James F. Dunneback, PC  
14475 John Humphrey Drive  
Suite 200  
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:

Deborah L. Wawczak  
7437 W. 153<sup>rd</sup> Street  
Orland Park, IL 60462

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EXHIBIT "A"

LEGAL DESCRIPTION

7437 W. 153<sup>rd</sup> Street, Orland Park, IL 60462

P.I.N. 27-13-200-024-1053

UNIT 58 IN SILVER LAKE GARDENS VILLAS I AS DELINEATED ON SURVEY OF CERTAIN LOTS OR PARTS THEREOF OF SILVER LAKE GARDENS UNIT 6A, A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY CATALINA CONSTRUCTION CORPORATION RECORDED IN THE OFFICES OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22762685 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) WHICH PERCENTAGE INTEREST SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDMENT AS THOUGH CONVEYED HEREBY, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

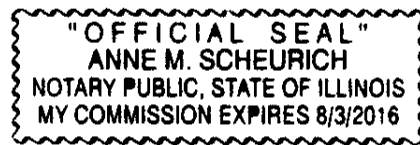
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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: 9-14-2012  
Signature: *Deborah K Waugh*

Subscribed and sworn to before me  
this 14th day of September,  
A.D., 2012.  
*Anne M Scheurich*  
NOTARY PUBLIC



The grantee or his/her 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 or 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: 9-14-2012  
Signature: *Deborah K Waugh*

Subscribed and sworn to before me  
this 14th day of September,  
A.D., 2012.  
*Anne M Scheurich*  
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 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.)