

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 1324050014 Fee: \$46.00  
RHSP Fee: \$9.00 APRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/28/2013 01:04 PM Pg: 1 of 5

(The space above for Recorder's use only.)

Grantors John F. Powrozek and Elizabeth C. Powrozek, husband and wife of 1033 Olivia St., Des Plaines, Illinois, 60018 in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant to John F. Powrozek, trustee of the John F. Powrozek Trust dated August 10, 2013 of which John F. Powrozek is primary beneficiary and to Elizabeth C. Powrozek, trustee of the Elizabeth C. Powrozek Trust dated August 10, 2013, of which Elizabeth C. Powrozek is primary beneficiary, Grantees, whose addresses are 1033 Olivia St., Des Plaines, Illinois 60018, according to the provisions of the trusts, said beneficial interests to be held as Joint Tenants, all interest in the following described real estate in Cook County, Illinois:

Legal Description: SEE EXHIBIT "A"

Street Address: 6530 W. Irving Park Road, Unit 205, Chicago, Illinois 60635

Real estate index number: 13-18-409-034-1005

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period

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or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors have signed this deed on August 10, 2015

John F. Powrozek  
John F. Powrozek Grantor

Elizabeth C. Powrozek  
Elizabeth C. Powrozek Grantor

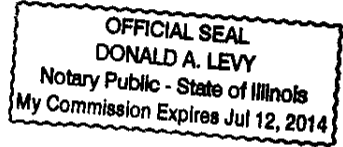
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STATE OF ILLINOIS        )  
  )  
COOK COUNTY                )

I am a notary public for the County and State above. I certify that John F. Powrozek and Elizabeth C. Powrozek, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: August 10, 2013

*Donald A. Levy*  
Notary Public



This deed was prepared by:  
Donald A. Levy  
4711 Golf Road, Suite 708  
Skokie, Illinois 60076  
847-568-1300

Exempt under provisions of Section 31-45(e) of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).

Date Aug 10, 2013 Sign *John F. Powrozek*  
Date August 10, 2013 Sign *Elizabeth C. Powrozek*

Name and address of grantees and send future tax bills to:

John F. Powrozek and Elizabeth C. Powrozek, Trustees  
1033 Olivia St.  
Des Plaines, Illinois 60018

Return recorded deed to:

Donald A. Levy  
4711 Golf Road, Suite 708  
Skokie, Illinois 60076

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## EXHIBIT "A"

### Legal Description:

#### Parcel 1:

Unit No. 205 in Merrimac Square Condominium III as delineated on a survey of the following described real estate:  
Lots 1 and 4 in Pontarelli Subdivision of Merrimac Square, a part of the Fractional Southeast 1/4 of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,  
which survey is attached as Exhibit "B" to Declaration of Condominium made by Parkway Bank and Trust Company under Trust Agreement dated June 9, 1992 and known as Trust Number 10346 and recorded in the Office of the Recorder of Deeds of Cook County as Document Number 93-337398 together with its undivided percent 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).

#### Parcel 2:

Perpetual, non-exclusive easement for the benefit of Parcel 1 for ingress and egress over, along and upon the land, as set forth below, and further delineated in Exhibit "A" of Document Number 92-607113, for driveways, walkways, common parking and park areas as created by Declaration of Common Easements and Maintenance Agreement dated August 7, 1992 and recorded August 14, 1992 as Document Number 92-607113 by and among Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 9, 1992 and known as Trust Number 10345, Parkway Bank and Trust Company, as Trustee under Trust Agreement dated November 5, 1991 and known as Trust Number 10176 and Parkway Bank and Trust Company, as Trustee under Trust Agreement dated June 9, 1992 and known as Trust Number 10346.

#### Parcel 3:

The exclusive right to the use of Parking Space No. P-2 and Storage Space No. S-5, limited common elements as delineated on the survey attached to the Declaration aforesaid, recorded as Document Number 93-337398.

PERMANENT INDEX NUMBER: 13-18-409-034-1005

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantees 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 Aug. 10, 2013

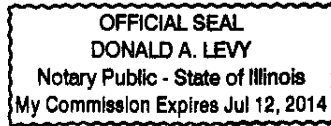
Signature: John F. Powrozek  
John F. Powrozek Grantor

Signature: Elizabeth C. Powrozek  
Elizabeth C. Powrozek Grantor

Subscribed and sworn to before me by the  
Said John F. Powrozek and Elizabeth C. Powrozek this

10 day of August, 2013.

Donald A. Levy  
Notary Public



The grantees or their agent affirms and verifies that the names of the grantees 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: Aug 10, 2013

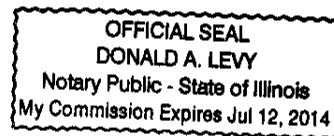
Signature: John F. Powrozek  
John F. Powrozek, trustee, Grantee

Signature: Elizabeth C. Powrozek  
Elizabeth C. Powrozek, trustee, Grantee

Subscribed and sworn to before me by the  
Said John F. Powrozek and Elizabeth C. Powrozek this

10 day of August, 2013.

Donald A. Levy  
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 offence and of a Class A misdemeanor for subsequent offenses.