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ORIGINAL

Prepared by:

Barry C. Bergstrom - *Attorney*
3330 - 181st Place
Lansing, Illinois 60438



Doc#: 1326944019 **Fee:** \$46.00
RHSP Fee: \$9.00 **RPRF Fee:** \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/26/2013 12:00 PM Pg: 1 of 5

Mail to:

GERARD M. GARGAS
3304 E 136th Street
Chicago, Illinois 60633

TRUSTEE'S DEED IN TRUST

THIS INDENTURE, made between JOHN W. GARGAS, Trustee, of 8951 Prairie Avenue, Highland, Indiana, not personally or individually, but solely as trustee under the provisions of a deed in trust, duly recorded and delivered in pursuance of the John M. Gargas Revocable Living Trust Agreement dated the 20th day of March, 2007 and known as Trust No.104-02-07, (hereinafter called the "Grantor"), and GERARD M. GARGAS, Trustee, whose address is 3304 E 136th Street, Chicago, Illinois, under the GMG Land Trust Agreement dated August 15, 2013 and known as Trust No. 110-06-13, (hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, pursuant to the provisions appearing on the second page hereof under the heading "Successor Trustees".

WITNESSETH, That the Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grants, sells, conveys and warrants unto said Grantee, the following described real estate, situated in Cook County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER B

together with the tenements, hereditaments and appurtenances therunto belonging or in any wise appertaining. This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. THE TERMS AND CONDITIONS APPEARING ON RIDER A ATTACHED HERETO ARE MADE A PART HEREOF.

Subject to covenants, conditions, and restrictions of record (except as to race); (a) general real estate taxes for 2013 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any.

IN WITNESS WHEREOF, JOHN W. GARGAS, not personally or individually, but solely as trustee under the John M. Gargas Revocable Living Trust Agreement, dated March 20, 2007, and known as Trust No.104-02-07 has hereunto set his hand and seal to this instrument, this 15th day of August, 2013.

[Signature]

JOHN W. GARGAS, Trustee (Seal)

City of Chicago
Dept. of Finance
652675



Real Estate
Transfer
Stamp
\$0.00

9/26/2013 11:14
dr00347

Batch 7,109,348

City of Chicago
Dept. of Finance
652676



Real Estate
Transfer
Stamp
\$0.00

9/26/2013 11:14
dr00347

Batch 7,109,348

UNOFFICIAL COPY

City of Chicago
Dept. of Finance
652678

Real Estate
Transfer
Stamp



\$0.00

SUCCESSOR TRUSTEE

9/26/2013 11:14
dr00347

Batch 7,109,348

The following named person shall act as Successor Trustee or Trustees hereunder in the following order:

- 1. JOHN W GARGAS

In the event of the death, resignation, refusal or inability to act of a Trustee then acting hereunder, the next named Trustee shall act and shall have all of the rights and powers of the original Trustee.

In the event of the death of a Trustee then acting hereunder, any Trustee then acting hereunder, on the filing with Recorder of Deeds of an affidavit reciting such death and describing the real estate conveyed to the Trustee, to which affidavit is attached a certified copy of the death certificate of such Trustee, anyone dealing with the title to the real estate shall be entitled to conclusively presume that the Trust Agreement referred to herein has not been amended with respect to any Successor Trustee unless a copy of such amendment describing the real estate conveyed to the Trustee has been theretofore filed with the Recorder of Deeds in the County in which said real estate is located.

This Deed is exempt under Real Estate Transfer Act Sec. 4, para. e. and Cook County Ord. 15184, para. e.

Dated: August 15, 2013

Barry C. Bergstrom Attorney
Barry C. Bergstrom

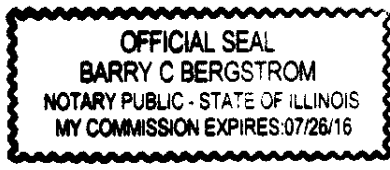
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOHN W. GARGAS, not personally or individually but solely as trustee under the John M. Gargas Revocable Living Trust Agreement, dated March 20, 2007, and known as Trust No.104-02-07, 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 to me that he signed and delivered the said instrument as his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead, if any.

Given under my hand and official seal August 15, 2013.

Barry C. Bergstrom
Barry C. Bergstrom, Notary Public

Send Subsequent Tax Bills to:
GERARD M. GARGAS
3304 E 136th Street
Chicago, Illinois 60633



City of Chicago
Dept. of Finance
652677



Real Estate
Transfer
Stamp

\$0.00

9/26/2013 11:14
dr00347

Batch 7,109,348

UNOFFICIAL COPY

RIDER A

TO AND MADE A PART OF TRUSTEE'S DEED IN TRUST
FROM JOHN W. GARGAS, TRUSTEE OF JOHN M. GARGAS REVOCABLE LIVING TRUST
TO GERARD M. GARGAS, AS TRUSTEE OF GMG LAND TRUST
TR #110-06-13 DTD AUGUST 15, 2013

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or in futuro, and upon any terms and for any period 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 for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew 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 said premises or any part thereof; and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 Indenture and by said 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 Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 a 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

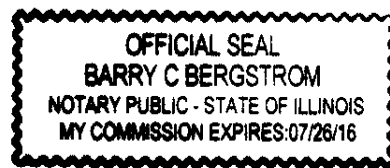
Dated: August 15, 2013

Signature: _____

Grantor or Agent

JOHN W. GARGAS

Subscribed and sworn to before
me by the said JOHN W. GARGAS
this 15th day of August, 2013.



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 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.

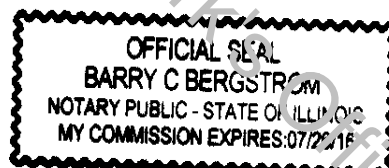
Dated: August 15, 2013

Signature: _____

Grantee or Agent

GERARD GARGAS

Subscribed and sworn to before
me by the said GERARD GARGAS
this 15th day of August, 2013.



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.)

UNOFFICIAL COPY

RIDER B
LEGAL DESCRIPTIONS
ATTACHED TO AND MADE A PART OF TRUSTEE'S DEED IN TRUST
FROM JOHN W. GARGAS, TRUSTEE OF
JOHN M. GARGAS REVOCABLE LIVING TRUST
TO GERARD M. GARGAS, AS TRUSTEE OF GMG LAND TRUST
TR #110-06-13 DTD AUGUST 15, 2013

PARCEL 1

LOT TWENTY-SEVEN (27) AND LOT TWENTY-EIGHT (28) IN BLOCK TWENTY (20) IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND SOUTH FIVE (5) ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWN 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, IN COOK COUNTY, ILLINOIS.

PIN: 26-31-412-038

PROPERTY ADDRESS: 3302 EAST 136TH ST., CHICAGO, IL 60633

PIN: 26-31-412-037

PROPERTY ADDRESS: 3300 EAST 136TH ST., CHICAGO, IL 60633

PARCEL 2

THE WEST THREE (3) FEET OF LOT TWENTY-SIX (26) OF BLOCK TWENTY (20) IN THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY SUBDIVISION OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) AND SOUTH FIVE (5) ACRES OF THE SOUTHEAST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES NORTHEAST OF THE RIGHT OF WAY OF THE CHICAGO AND WESTERN INDIANA RAILROAD, IN COOK COUNTY, ILLINOIS.

PIN: 26-31-412-039

PROPERTY ADDRESS: 3304 EAST 136TH ST., CHICAGO, IL 60633

PARCEL 3

LOT EIGHT (8) IN WILLIAM H. RIND'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT RECORDED MAY 21, 1907, IN BOOK 95, PAGE 38 AS DOCUMENT NO. 4039857.

PIN: 26-31-419-001

PROPERTY ADDRESS: 3321 EAST 136TH ST., CHICAGO, IL 60633