

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 1423254069 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/20/2014 02:42 PM Pg: 1 of 4

The above space for recorder's use only

THIS INDENTURE WITNESSETH, that the GRANTOR, Bogumila Weber A/K/A Bogumila Syjud, of 1327 East Washington St., Des Plaines, IL 60016, County of Cook, State of Illinois, a married woman, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Conveys and Quit Claims unto WEBER LIVING TRUST, not personally or individually but solely as Trustee under the provisions of the Declaration of Trust known as the WEBER LIVING TRUST dated August 13th, 2014, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Exempt deed or instrument
eligible for recordation
without payment of tax.

File Recd 8-14-14

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth in said Declaration of Trust set forth.

City of Des Plaines in
09-17-401-039-1014

In addition to all of the powers and authority granted to the grantee by the terms of said Declaration of Trust, full power and authority is hereby granted to the grantee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate 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 the grantee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 and 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 or title or interest in or above or easement appurtenant to said real estate 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 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 the grantee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the grantee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the grantee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the grantee 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 Declaration of Trust 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 Declaration of Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the grantee 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 their predecessors in trust.

UNOFFICIAL COPY

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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale, execution or otherwise.

* * *

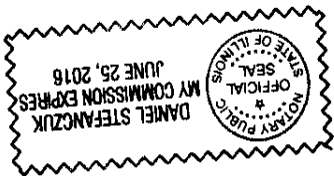
IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal this 13th day of August, 2014.

Bogumila Weber A/K/A Bogumila Syjud
Bogumila Weber A/K/A Bogumila Syjud

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 Bogumila Weber A/K/A Bogumila Syjud 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.

Given under my hand and official seal, this 13th day of August, 2014.

(SEAL)



[Signature]
NOTARY PUBLIC

This instrument was prepared by: Daniel Stefanczuk
Whitacre & Stefanczuk LLC
6841 W. Belmont Avenue
Chicago, Illinois 60634

When recorded, mail to: NA

Send Tax Bills to: Weber Living Trust
1327 E. Washington St.
Des Plaines, IL 60018

Recorder's Office Box No. _____

EXEMPT UNDER PROVISION OF
PARAGRAPH E, SECTION 31-45, REAL
ESTATE TRANSFER ACT.
DATE: 8-13-14

Bogumila Weber
Signature of Seller, Buyer, or Representative

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1: UNIT NUMBER 305 IN THE PARK LAUREL CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 THROUGH 25 BOTH INCLUSIVE IN BLOCK 1 IN IRA BROWN'S ADDITION TO DESPLAINES SUBDIVISION OF THE EAST 1/2 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 3, 2001 AS DOCUMENT NUMBER 0010920468 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-25, AND STORAGE SPACE S-25.

COMMONLY KNOWN AS 1327 EAST WASHINGTON STREET, UNIT 305, DES PLAINES, IL 60016

P.I.N.: 09-17-401-039-1014

Property of Cook County Clerk's Office

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 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.

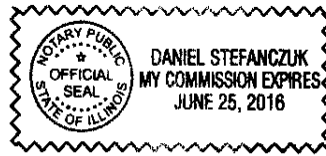
Dated: August 13, 2014.

Signature: Bogumila Weber
Grantor or Agent

Subscribed and sworn to before me, By the said Bogumila Weber, This 13th day of August, 2014.

Commission expires June 25, 2016.

[Signature]
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: August 13, 2014.

Signature: Bogumila Weber, as trustee for the Weber Living Trust
Grantee or Agent

Subscribed and sworn to before me, By the said Bogumila Weber, This 13th day of August, 2014.

Commission expires June 25, 2016.

[Signature]
NOTARY PUBLIC

