

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc#: 1505016035 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/19/2015 12:34 PM Pg: 1 of 3

Above space for Recorder's Office Only

**THE GRANTOR, DANIEL C. KUNYSZ, a widower and not since remarried,** of the City of Chicago, County of Cook and State of Illinois for and in consideration of the sum of TEN AND NO DOLLARS, (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby Conveys and Quit Claims to **DANIEL C. KUNYSZ and MICHAEL A. HALLIN, Co-Trustees, under Declaration of Trust of Theodora A. Kunysz dated December 28, 2000,** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**LOT 26 IN W. H. ELDRED'S RESUBDIVISION OF LOTS 1 TO 5 INCLUSIVE AND 22 TO 26 INCLUSIVE IN W. H. ELDRED'S BOULEVARD SUBDIVISION OF THE EAST ½ OF THE EAST ¼ OF THE SOUTH EAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.**

together with the tenements, hereditament and appurtenances thereunto belonging or in any wise appertaining.

Permanent Real Estate Index Number(s): 13-17-316-015-0000  
Addresses of real estate: 4117 N. McVicker Avenue, Chicago, Illinois 60634

TO HAVE AND TO HOLD said real estate and appurtenances thereunto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 inquire 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 instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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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.

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 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 hereby waives and releases 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 6<sup>TH</sup> day of FEBRUARY, 2015.

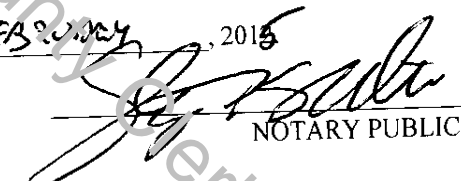
 (SEAL)  
DANIEL C. KUNYSZ

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

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 DANIEL C. KUNYSZ, a widower and not since remarried, is 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 he signed, sealed and delivered the said instrument as his 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 6<sup>TH</sup> day of FEBRUARY, 2015

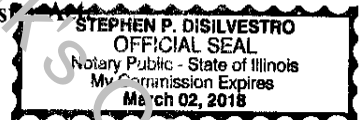
Commission expires \_\_\_\_\_, 20\_\_

  
NOTARY PUBLIC

This transaction is exempt pursuant to Paragraph (e) of the Real Estate Trans



Date: 2/6/15



This instrument was prepared by: Stephen P. Di Silvestro 5231 N. Harlem Avenue, Chicago, Illinois 60656

**MAIL TO:**

DANIEL C. KUNYSZ  
3132 N. NARRAGANSETT AVENUE  
CHICAGO, ILLINOIS 60634

**SEND SUBSEQUENT TAX BILLS TO:**

DANIEL C. KUNYSZ  
3132 N. NARRAGANSETT AVENUE  
CHICAGO, ILLINOIS 60634

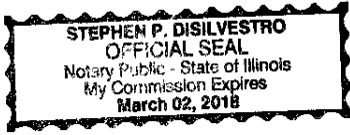
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## STATEMENT BY GRANTOR AND GRANTEE

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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 2/6/15  
Signature: [Handwritten Signature]  
Grantor or Agent

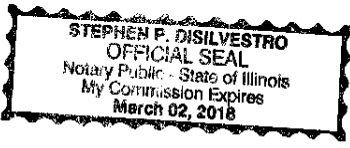
SUBSCRIBED and SWORN to before me by the said Grantor this 6TH day of FEBRUARY 2015  
[Handwritten Signature]  
Notary Public



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 2/6/15  
Signature: [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said Grantee this 6TH day of FEBRUARY 2015  
[Handwritten Signature]  
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.

(Attached 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.)

City of Chicago  
Dept. of Finance  
682933



Real Estate  
Transfer  
Stamp

\$0.00

2/19/2015 12:00  
dr00764

Batch 9,443,721