

# UNOFFICIAL COPY



Doc#: 1517346399 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/22/2015 03:31 PM Pg: 1 of 3

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor JOSEPH R. JANIA, RICHARD W. JANIA AND SUSAN G. JANIA <sup>3A</sup>  
of the County of COOK and State of ILLINOIS for and in consideration of

and other good and valuable considerations in hand paid, Conveys and quit claim unto MIDLAND FEDERAL SAVINGS & LOAN ASSOCIATION, a corporation in the State of Illinois, its successor or successors, as trustee under a trust agreement dated the 4TH day of JUNE, 2015, known as Trust Number 1461 the following described real estate situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1: UNIT 210A IN THE PRESERVE OF PALATINE CONDOMINIUMS IN SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 5, 2006, AS DOCUMENT NUMBER 0615634000, AND AMENDMENT NO. 1 RECORDED NOVEMBER 9, 2006, AS DOCUMENT NUMBER 0631316011, AND RE-RECORDED DECEMBER 12, 2006, AS DOCUMENT NUMBER 0634615002, AND AS FURTHER AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-88 AND STORAGE SPACE S-89.

COMMONLY KNOWN AS: 435 WEST WOOD, UNIT 210A, PALATINE, IL 60067

Exempt under provisions of Paragraph E, Section 4  
Real Estate Transfer Tax Act.

16-10-15 Linda Kolecki  
(Date) (Buyer, Seller or Representative)

together with all the appurtenances and privileges thereunto belonging or appertaining.  
Permanent Index Number(s) 02-15-303-056-1062

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS QUIT CLAIM DEED IN TRUST AND ARE INCORPORATED HEREIN.

And the said grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 sales on execution or otherwise.

In Witness whereof, the grantor \_\_\_\_\_ aforesaid ha\_\_\_\_\_ hereunto set \_\_\_\_\_ hand \_\_\_\_\_  
and seal \_\_\_\_\_ this 4TH day of JUNE 20 15.

X Joseph R. Jania (SEAL)  
JOSEPH R. JANIA (SEAL)

X Richard W. Jania (SEAL)  
RICHARD W. JANIA (SEAL)  
X Susan G. Jania (SEAL)  
SUSAN G. JANIA (SEAL)

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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 trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, change or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchases the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate 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 real estate, 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 the trustee, or to be obliged or privileged to inquire into any or 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 such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created herein 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage or other instruments 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 or their predecessor in trust.

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

If the title to any of the above lands 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 "upon condition," or "with Limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS }  
SS. } I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
COUNTY OF COOK }

Do Hereby Certify that JOSEPH R. JANIA, RICHARD W. JANIA AND SUSAN G. JANIA

Personally known to me to be the same persons, whose names ARE subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said instrument as THEIR free 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 notarial seal this 4TH day of JUNE, 2015.  
*Linda Kolecki*  
Notary Public

This instrument was prepared by:  
(Name) L. KOLECKI, MIDLAND FED.  
(Address) 8929 S. HARLEM AVE.  
BRIDGEVIEW, IL 60455



Mail subsequent tax bills to:  
(Name) MIDLAND FED. TR. 1461  
(Address) 8929 S. HARLEM AVE.  
BRIDGEVIEW, IL 60455

**MAIL DEED TO: Linda Kolecki**  
Midland Federal Savings & Loan Assn.  
8929 S. Harlem Ave.  
Bridgeview, IL 60455

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to do 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 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 June 4, 2015

Signature *Joseph R. Jania*  
Joseph R. Jania (Grantor or Agent)

Subscribed and sworn to before me by the said Joseph R. Jania this 4th day of June, 2015.

Notary Public *Linda Kolecki*



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 June 4, 2015

Midland Federal Savings & Loan Association, as Trustee u/t/a dated 07/21/2006 a/k/a Tr.#1371

Signature *Linda Kolecki*  
Linda Kolecki, Trust Officer

Subscribed and sworn to before me by the said Linda Kolecki this 4th day of June 2015.

Notary Public *Kelly Sakowski*



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 a Class A misdemeanor for subsequent offenses.

(Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act)