

# UNOFFICIAL COPY

## DEED IN TRUST

(Illinois)

### PREPARED BY:

Katarzyna Sak  
Attorney at Law  
7720 W. Touhy Ave., Ste. D  
Chicago, IL 60631

### SEND TAX BILL TO:

Krystyna Zyskowska, Trustee  
750 Pearson St., Apt. 412  
Des Plaines, IL 60016



Doc#: 1519044066 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/09/2015 04:34 PM Pg: 1 of 4

(Reserved)

THE GRANTOR, **KRYSTYNA ZYSKOWSKA**, a single woman of 750 Pearson St., Apt. 412, Des Plaines, IL 60016, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations receipt of which is hereby duly acknowledged, CONVEYS and QUIT CLAIMS unto:

**KRYSTYNA ZYSKOWSKA**, as Trustee under the provision of a trust agreement dated the **2nd day of June, 2015**, and known as **TRUST NUMBER 060215** (hereinafter referred to as "trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION EXHIBIT "A"**

COMMONLY KNOWN AS: **750 Pearson St., Apt. 412, Des Plaines, IL 60016**  
PIN: **09-17-419-041-1003**

Exempt deed or instrument  
eligible for recordation  
without payment of tax

*[Signature]* 7-7-15  
City of Des Plaines

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth:

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge, or otherwise encumber said real estate, 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 in present or in future, and on 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 on 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust 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 said Trustee, or any successor in trust, 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 authority, 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

*[Signature]*

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every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person [including the Recorder of the aforesaid county] relying on 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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails, and proceeds thereof as aforesaid.

And the said grantors 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 sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set their hands and seal this 2nd day of June, 2015.

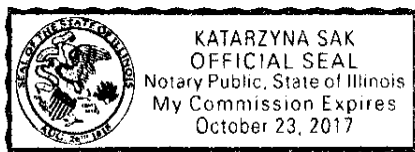
Krzyszyna Zyskowska  
KRYSTYNA ZYSKOWSKA

State of Illinois )  
County of Cook ) SS

I, Katarzyna Sak, a Notary Public in and for said County, in the state aforesaid, do hereby certify that KRYSTYNA ZYSKOWSKA, 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 she signed, sealed, and delivered the said instrument as a 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 notarial seal this 2nd day of JUNE, 2015.

My commission expires 10-23-17.



Katarzyna Sak  
Notary Public

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par E and Cook County Ord. 93-0-27 par E.

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## *LEGAL DESCRIPTION EXHIBIT "A"*

PARCEL 1:

UNIT 1-412 IN THE LIBRARY COURTE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: PART OF LOT 5 IN LIBRARY PLAZA SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF SECTION 17 TOWNSHIP 41 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010707755, 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 PARKING SPACE NUMBER P-CL-3 AND STORAGE SPACE NUMBER S-CL-47 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT NUMBER 0010707755.

Property of Cook County Clerk's Office

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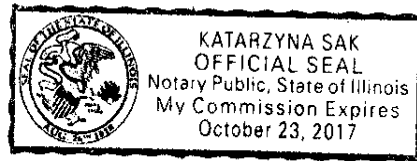
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 6-2-, 2015

Signature: Krzyszyna Zyskowska  
Krzyszyna Zyskowska

Grantor or Agent  
Subscribed and sworn to before  
me by the said Krzyszyna Zyskowska  
this 2nd day of June, 2015.



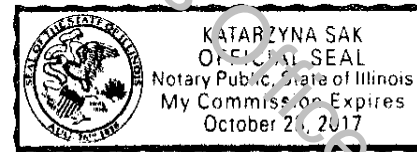
NOTARY PUBLIC Katarzyna Sak

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 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 6-2-, 2015

Signature: Krzyszyna Zyskowska  
Krzyszyna Zyskowska as Trustee u/t/p of a  
Trust Number 060215 dated 06/02/15

Grantee or Agent  
Subscribed and sworn to before  
me by the said Krzyszyna Zyskowska as Trustee  
u/t/p of a Trust Number 060215 dated 06/02/15.



NOTARY PUBLIC Katarzyna Sak

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par E and Cook County Ord. 93-0-27 par E.

Katarzyna Sak