

UNOFFICIAL COPY



This instrument prepared by, and after recording, please return to:

Harrison & Held, LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606
Attention: Joan T. Berg, Esq.

Send Subsequent Tax Bills to:
Ed Watkowski
5315 West Montrose
Chicago, Illinois 60641-1307

Commonly known as:
5315 West Montrose
Chicago, Illinois 60641-1307

Property Index Numbers:
13-16-302-016-0000

Doc#: 1519522024 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/14/2015 09:05 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, EDWIN B. WATKOWSKI, Jr., an unmarried man, of 5315 West Montrose, Chicago, Illinois 60641-1307, for and in consideration of the sum of Ten Dollars and No/100ths (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, convey and warrant unto EDWIN WATKOWSKI, not individually but as Trustee of the Ed Watkowski Living Trust dated August 26, 2014 (hereinafter referred to as the "Trust Agreement"), all interest in the real estate situated in the County of Cook in the State of Illinois (the "Property") legally described as follows:

Lot 5 in Gardner Portage Park Addition to Chicago, being a subdivision of the North Half of Lot 7 and part of the West Half of the North Half of Lot 8 in School Trustees Subdivision in Section 16, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No: 13-16-302-016-0000

Common Address: 5315 West Montrose, Chicago, Illinois 60641-1307

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45 REAL ESTATE TRANSFER TAX LAW

DATE: January 29, 2015.

Signature of Buyer, Seller or Representative

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the

Rv *y*

CTI- 8089 52587 K.I. / RW

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uses and purposes set forth herein and in the Trust Agreement. In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property 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 Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 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 in this Indenture and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment instrument or document, 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.

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 on execution or otherwise.

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IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand this 29th day of January, 2015.

Edwin B. Watkowski, Jr.

Edwin B. Watkowski, Jr.

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 Edwin B. Watkowski, Jr., personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal this 29th day of January, 2015.



Jan A. Onduff

Notary Public

My Commission Expires: 1/27/19



REAL ESTATE TRANSFER TAX		13-Jul-2015
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-16-302-016-0000 20150201662152 1-162-513-280		

REAL ESTATE TRANSFER TAX		13-Jul-2015
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-16-302-016-0000 20150201662152 1-355-828-096		

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STATEMENT BY GRANTOR AND GRANTEE

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

GRANTOR:

Edwin B. Watkowski, Jr.
Edwin B. Watkowski, Jr.

Dated: January 29, 2015.

Subscribed and sworn to before me by the said Grantor this
29th day of January, 2015



Notary Public Jason S. Ornduff

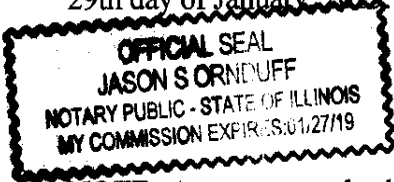
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

GRANTEE

Edwin Watkowski
Edwin Watkowski, Trustee of the Ed Watkowski
Living Trust dated August 26, 2014

Dated: January 29, 2015.

Subscribed and sworn to before me by the said Grantee this
29th day of January, 2015



Notary Public Jason S. Ornduff

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 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]