

UNOFFICIAL COPY

**DEED IN TRUST
Statutory (Illinois)
(Individual to Individual)**



Doc#: 1524347110 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/31/2015 02:52 PM Pg: 1 of 4

THE GRANTOR (Name and Address)

Halina F. Rybczynski, a widow
935 East 171st Street
South Holland, IL 60473

Above Space for Recorder's Use Only

of the Village of South Holland, County of Cook, State of Illinois, for the consideration of Ten and no/100 DOLLARS in hand paid. CONVEYS and QUIT CLAIMS to:

HALINA F. RYBCZYNSKI, Trustee u/t/a dated August 6th, 2015 and known as Trust No. 935 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 11 in Maccari's Addition to South Holland, being Subdivision of part of the West ½ of the Northwest ¼ of Section 26, Township 36 North, Range 14 East of the Third Principal Meridian, according to Plat thereof registered in the office of the Registrar of Titles of Cook County, Illinois, on July 12, 1966, as Document Number 2280671, in Cook County, Illinois.

Property Address: 935 East 171st Street, South Holland, Illinois 60473

PIN: 29-26-111-032-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways, or alleys; 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 premises 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 property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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, title or interest in or about or easement appurtenant to said premises 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 the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or from whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, 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 said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 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 some amendment thereof and binding upon all beneficiaries thereunder; c) that said trustee 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

In the event of the death, inability, or refusal to act of the Trustee herein named, **Mark S. Rybczynski and then Jacob M. Rybczynski**, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein

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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid, has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

This instrument prepared by: John S. Wrona, Attorney at Law, 13333 S. Baltimore Avenue, Chicago, IL 60633

DATED this 6th day of August 2015

 (SEAL)
HALINA F. RYBCZYNSKI

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: **HALINA F. RYBCZYNSKI, a widow**, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she/he signed, sealed and delivered the said instrument as her/his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 6th day of August, 2015.

Commission expires 03/14, 2016


NOTARY PUBLIC



MAIL TO: John S. Wrona, Esq.
13333 S. Baltimore Avenue
Calumet City, Illinois 60409

SEND SUBSEQUENT
TAX BILLS TO:
HALINA F. RYBCZYNSKI
Trustee
935 East 171th Street
South Holland, Illinois 60473

UNOFFICIAL COPY

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.

DATED: August 6th, 2015

Signature:

Helen L Carson

SUBSCRIBED AND SWORN to before me this 6th day of August, 2015.

Helen L Carson
NOTARY PUBLIC



The Grantee or her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment or 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.

DATED: August 6th, 2015

Signature:

Helen L Carson
Trustee

SUBSCRIBED AND SWORN to before me this 6th day of August, 2015.

Helen L Carson
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 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.)

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name: **Halina F Rybczynski, a widow**

Mailing Address: **935 E 171st St**

Telephone No.: **219-741-8652**

Attorney or Agent: **John S Wrona**

Telephone No.: **773-646-0022**

Fax No. **773-646-0032**

Property Address: **935 E 171st St**

South Holland, IL 60473

Property Index Number (PIN): **29-26-111-032-0000**

Water Account Number: **0310181000**

Date of Issuance: **8/25/15**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on August 25, 15 by

Michelle R Moody
Michelle R Moody
(Signature of Notary Public)
(SEAL)

VILLAGE OF SOUTH HOLLAND

By: Michael Veronie 8/25/2015
Deputy Village Clerk or Representative

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.