

DEED IN TRUST
(Illinois)

UNOFFICIAL COPY



Doc#: 1528729044 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/14/2015 12:51 PM Pg: 1 of 4

THE GRANTOR, **CZESLAW POTKAJ and ZOFIA POTKAJ, as Husband and Wife** of 5930 West Warwick, City of Chicago, County of Cook, State of Illinois, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY AND WARRANT unto **CZESLAW POTKAJ and ZOFIA POTKAJ, as Trustees under the provisions of THE**

POTKAJ LIVING TRUST dated October 5, 2015, of County of Cook, State of Illinois, and onto all and every successor or successors in trust under said Trust Agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 30 FEET OF THE WEST HALF OF LOT 27 IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-21-216-024-0000

Address of Real Estate: 5930 West Warwick Avenue,
Chicago, Illinois 60634.

TO HAVE AND TO HOLD said Real Estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. *

* THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And said Grantor(s) hereby expressly waive(s) and release(s) any and all rights or benefits under and by virtue any and all statutes of the State of Illinois, providing for the exemptions of homesteads from sale on execution or otherwise.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the real estate records of Cook County, Illinois, related to the above described Real Estate.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has/have hereunto set hand and seal this 5th day of October, 2015.

Czeslaw Potkaj
CZESLAW POTKAJ

Zofia Potkaj
ZOFIA POTKAJ

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TERMS AND CONDITIONS

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 re-subdivide 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 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 lease 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, 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 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 Deeds of the aforesaid county) 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, if any, and binding upon 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 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 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 earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above Real Estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note on the certificate or title or suplicate 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.

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State of Illinois)
) SS
County of Cook)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, DO HEREBY CERTIFY that **CZESLAW POTKAJ and ZOFIA POTKAJ** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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
as Notary Public this October 5, 2015

Mariola A. Golota

NOTARY PUBLIC

This instrument prepared by: Mariola A. Golota
 Golota & Associates, P.C.
 5910 North Milwaukee Avenue
 Chicago, Illinois 60646

City of Chicago
Dept. of Finance
69530



Real Estate
Transfer
Stamp

10/14/2015 12 12
55077

\$0.00

Batch 10,659,939

Exempt under provisions of Illinois Compiled Statutes Chapter 35, Paragraph 200/145, Section (e).

Date: 10 05 2015

Czeslaw Potkaj

Signature of Buyer, Seller or Representative

MAIL TO:

Mariola Golota
Golota & Associates
5910 N. Milwaukee Ave.
Chicago, IL 60646

SEND SUBSEQUENT TAX BILLS TO:

CZESLAW & ZOFIA POTKAJ
5930 West Warwick Avenue,
Chicago, IL 60634

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State of Illinois)
) SS
County of Cook)

STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR(S), **ZOFIA POTKAJ and CZESLAW POTKAJ**, or their agent affirms that, to the best of his/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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

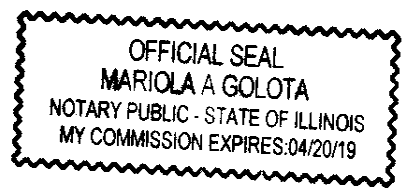
Oct 5, 2015
Date

Zofia Potkaj
Grantor or Agent

Czeslaw Potkaj
Grantor or Agent

Subscribed and Sworn to before me
this 5th day of October, 2015.

[Signature]
Notary Public



THE GRANTEE(S), **ZOFIA POTKAJ and CZESLAW POTKAJ TRUSTEES OF THE POTKAJ LIVING TRUST DATED October 5, 2015**, or their 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 or authorized to do business or acquire and hold title to real estate in Illinois, 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.

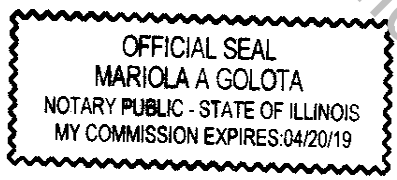
Oct. 5, 2015
Date

Zofia Potkaj
Grantee or Agent

Czeslaw Potkaj
Grantee or Agent

Subscribed and Sworn to before me
this 5th day of October, 2015.

[Signature]
Notary Public



NOTE: Any person who knowingly submits 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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)