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QUIT CLAIM DEED IN TRUST



Doc#: 1533719098 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A.Yarbrough

Cook County Recorder of Deeds Date: 12/03/2015 12:42 PM Pg: 1 of 4

The above space is for recorder's use only

THIS INDENTURE VIT VESSETH, That the Grantor(s) ZYGMUNT MASTALERCZYK, A MARRIED MAN of the County of COOK and State of ILLINOIS for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and variable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated October 19, 2015 known as Trust Number 15378 , the following described real estate in the State of Illinois, to-wit: LOT 26 TO 31 INCLUSIVE IN BLOCK 1 IN C.W. DYNIEWICZ'S RESUBDIVISION OF BLOCK 1 OF ANGELINE DYNIEWICZ PARK, A SUBDIVISION OF HIE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 13-08-305-050-0000

COMMONLY KNOWN AS: 6020 W. HIGGINS AVE. CHICAGO, IL 60630

TO HAVE AND TO HOLD the said premises with the appurtenances upon the artists 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, prote t and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 or any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successors in trust and to grant to such successors 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 futuro, and upon any terms and for any period or periods of time, not exceeding 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.

In no case shall any party dealing with said trustee in relation to said premises, or to 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

EAL ESTATE TRA	02-Dec-2015	
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00
13-08-305-050-000	00 20151201648679	0-547-554-368

REAL ES	02-Dec-201		
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
13-08-30	5-050-0000	20151201648679	0-200-541-248



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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 interer, of each and every beneficiary hereunder and 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 ou only an interest in the earnings, avails and proceeds thereof as aforesaid. and release S And the said grantor hereby expressly waive 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 from sale on execution or otherwise. In Witness Whereof, the grantor aforesaid ha S hereunto set day of OCTOBER hand this **≥**8th 20 15 Signature ZYGMUNT MASTALERCZYK Name Name THIS INSTRUMENT WAS PREPARED BY: STATE OF ILLINOIS / COUNTY OF COOK I, the undersigned, a Notary Public in and for said County, in the state aforest id, do hereby certify that ZYGMUNT MASTALERCZYK personally known to me to be the same person whose name subscribed to the foregoing instrument, he appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. day of OCTOBER Given under my hand and notarial seal this 28th 20 15 'OFFICIAL SEAL Thaddeus Gauza Notary Public, State of Illinois

> 6020 W. HIGGINS AVE., CHICAGO, ILLINOIS 60630

Notary Public

PARKWAY BANK AND TRUST COMPANY 4800 NORTH HARLEM AVENUE HARWOOD HEIGHTS, ILLINOIS 60706

ly Commission Expires 9/25/2019

For information only insert street address of above described property

Heart Form No. 10775B

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EXHIBIT "A"

Legal Description

LOTS 26 TO 3, BOTH INCLUSIVE, IN BLOCK 1 IN C. W. DYNIEWICZ'S RESUBDIVISION OF BLOCK 1 OF ANGELINE DYNIEWICZ PARK, A SUBDIVISION IN THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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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 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, 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	12/3	, 20 <u> (5</u>	
	70.		1/10h
	Q/X		Signature: // Signature:
	7		Grantor or Agent
Subscribe	ed and sworn to befo	O)r	•
By the sai		ie ine	, maniemanieman
This $\frac{3}{100}$		mber 2015	OFFICIAL SEAL" { ZJACOBE SNYDER
Notary Pu		Travels	\$ NOTARY PUBLIC, STATE OF ILLINOIS \$
- 100mg / 10	1000		MY COMMISSION EXPIRES 12/19/2016 3
The gran	tee or his agent af	firms and verifies tha	at the name of the grantee shown on the deed o
assignme	nt of beneficial inte	rest in a land trust is	s sither a natural person, an Illinois corporation of
foreign co	orporation authorize	ed to do business or	acquire and hold title to real estate in Illinois,
partnershi	ip authorized to do	business or acquire an	nd hold litle to real estate in Illinois or other entit
recognize	d as a person and au	thorized to do busines	ss or acquire title to real estate under the laws of th
State of II	linois.		
Date	17/3	, 20 15	
Date		, 20 <u>-</u>	7/00/0
		Sic	gnature:
		515	Grantee of Agent
	d and sworn to before	e me	
By the sai		1.4	"OFFICIAL SEAL"
This 3		mber , 20 15	
Notary Pu	one the	Jupe -	NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 12/19/2016
Note: Any	v nesson who knowing	nolv suhmite a falca et	tatement concerning the identity of a Grantee shall
be guilty of	of a Class C misdem	agry sucrims a raise st	fense and of a Class A misdemeanor for subsequen
offenses.			- and of a class of miscomeanor for subsequen

(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.)