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QUIT CLAIM DEED IN TRUST



Doc#: 1603246058 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 02:11 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the Grantor CARL A. FABISZAK, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, Conveys and Quit Claims unto CARL A. FABISZAK, as Trustee under the provisions of a trust known as the CARL A. FABISZAK REVOCABLE TRUST, dated the 13th day of November, 2015, the following described real estate in the County of Cook in the State of Illinois, to wit:

PIN (s): 24-18-101-091-1028 ADDRESS OF REAL ESTATE: 10608 S. Depot St., Unit 1B, Worth, Illinois 60482

- See attached legal description

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

Full power and authority is hereby granted to said trustee(s) to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases upon any terms and for any period or periods of time, not exceeding 98 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 partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements charges of any kind, to release, convey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee(s), and in no case shall any party dealing with said trustee(s) in relation to said premises, 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(s), or be privileged or obliged to inquire into any terms of said trust agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earnings, avails and proceeds arising from the disposition of the premises, the intention hereof being to vest in said trustee the entire legal and equitable title in fee, in and to all of the premises above described.

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 from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 13th day of November, 2015.

x Carl A. Fabiszak (SEAL)

Exempt under provisions of Paragraph E, Section 4,
Of the Illinois Real Estate Transfer Tax Act.
Date 11/3/15 X Buyer, Seller or Representative Karen A. Yarbrough

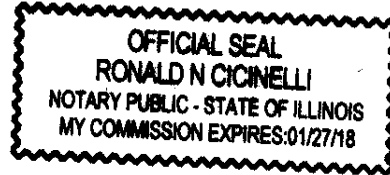
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STATE OF ILLINOIS)
) ss.
DUPAGE COUNTY)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that CARL A. FABISZAK, 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 he 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.

Given under my hand and notary seal, this 13th day of November, 2015.


Notary Public



This instrument was prepared by: Ronald N. Cicinelli, 17W300 22 Street, Suite 220; Oakbrook Terrace, IL 60181

Return to:
CARL A. FABISZAK
9625 S. Tripp Avenue
Oak Park, Illinois 60453

Send subsequent tax bills to:
CARL A. FABISZAK
9625 S. Tripp Avenue
Oak Park, Illinois 60453

Property of Cook County Clerk's Office

UNOFFICIAL COPY**LEGAL DESCRIPTION**

10608-1B

Unit _____ in Villa Regale Condominium as delineated on a survey of the following described real estate:

That Part of Lot 7 in the County Clerk's Division of Lot 2 in the Subdivision of the North Half of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian and also the Northwest Quarter of the Southwest Quarter of said Section 18 in Cook County, Illinois, recorded May 28, 1894 in Book 63 on Page 17 as Document Number 2050110 Atlas 1004B described as follows: Beginning at the Southwest corner of said Lot 7; thence North along the West line of said Lot 7, a distance of 207.6 feet to the center line of the Southwest Highway (as indicated by instrument dated October 17, 1931, and recorded March 12, 1932, as Document Number 11058752); thence Northeasterly along the center line of said highway a distance of 139.5 feet; thence south along a straight line, a distance of 885.5 feet to a point on the South line of said Lot 7, 115.64 feet East of the Southwest corner of said Lot 7; thence West along said South line of said Lot 7, a distance of 115.64 feet to the place of beginning (except the South 333 feet measured at right angles to the South line of the Northwest 1/4 of Section 18, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois) except that part lying in existing Southwest Highway as shown on said Document Number 11058752, all in Cook County, Illinois, which is attached as Exhibit "A" to the Declaration of Condominium recorded August 13, 1979 as Document Number 25096327 and Amendment thereto recorded August 27, 1979 as Document No. 25105135, together with its undivided interest in the common elements.

Grantor also hereby grants Grantee, their successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.

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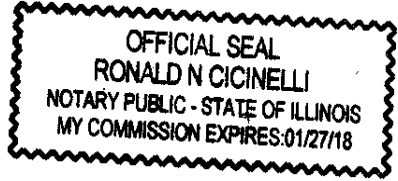
STATEMENT BY GRANTOR AND GRANTEE

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, 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 November 13th, 2015

Signature: *Carl A. Fabrozzi*
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 13, day of November, 2015
Notary Public Ronald N. Cicinelli

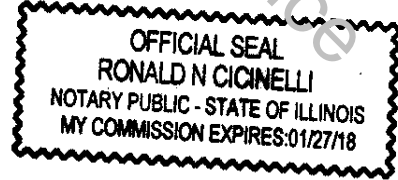


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date November 13th, 202015

Signature: *Carl A. Fabrozzi*
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 13, day of November, 2015
Notary Public Ronald N. Cicinelli



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