

# UNOFFICIAL COPY

## DEED IN TRUST



MAIL TO:  
JAMES K. LENNON  
345 N. QUENTIN RD., STE 201  
PALATINE, IL 60067

Doc#: 1610516029 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/14/2016 02:23 PM Pg: 1 of 5

SEND SUBSEQUENT TAX BILLS TO:  
MATTHEW E. GORECKI, TRUSTEE  
909 E. KENILWORTH AVE, UNIT 122  
PALATINE, IL 60074

THIS INDENTURE WITNESSETH that the Grantor(s), MATTHEW E. GORECKI, divorced and not since remarried, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$ 10.00) and other valuable considerations, receipt of which is acknowledged, does hereby convey and quit claim to:

MATTHEW E. GORECKI, AS TRUSTEE  
909 E. KENILWORTH AVE, UNIT 122, PALATINE, IL 60074

of the County of Cook, State of Illinois, under the provisions of a trust agreement dated the 16th day of March, 2016 known as the " MATTHEW E. GORECKI REVOCABLE TRUST, NUMBER 1" the following described real estate in Cook County, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED.

Address of Property: 909 E. KENILWORTH AVE, UNIT 122  
PALATINE, IL 60074

P. I. N.: 02-24-105-024-1021

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 is hereby granted to said Trustee 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, 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, to 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

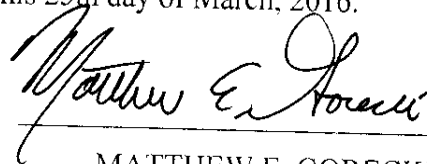
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time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future 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 consideration 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 property, or to whom said property 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 property, 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 conveyance 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 conveyance and in said trust agreement or in any amendment thereof and is 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 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.

IN WITNESS WHEREOF, this Quit Claim Deed to the Trustee of Land Trust is executed by the aforementioned Grantors, this 25th day of March, 2016.



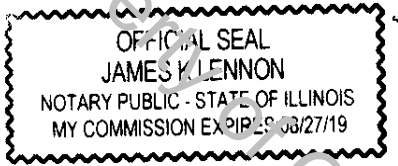
MATTHEW E. GORECKI

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STATE OF ILLINOIS        )  
   )        SS  
 COOK COUNTY             )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MATTHEW E. GORECKI, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 25th day of March, 2016.



*James K. Lennon*  
 \_\_\_\_\_  
 Notary Public

This instrument was prepared by: James K. Lennon, 345 N. Quentin Rd., Suite 201, Palatine, IL 60067

AFFIX TRANSFER STAMPS ABOVE

Or

This transaction is exempt under provisions of Paragraph 45, Section E, Real Estate Transfer Tax Law. March 25, 2016.

*James K. Lennon*  
 \_\_\_\_\_  
 Buyer, Seller or Representative

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

For the premises commonly known as: 909 E Kenilworth  
Avenue, Unit 122, Palatine, IL 60074

## Legal Description:

UNIT 122 AS DELINEATED ON THE OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS 'PARCEL'): LOT 5 (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 106.62 FEET TO A CORNER IN THE NORTH LINE OF LOT 5; THENCE EAST ALONG THE NORTH LINE OF LOT 5 FOR A DISTANCE OF 63.93 FEET; THENCE SOUTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 100 DEGREES 30 MINUTES 24 SECTION TO THE RIGHT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE FOR A DISTANCE OF 156.25 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 5 THAT IS 20.04 FEET SOUTHEASTERLY OF A CORNER IN THE SOUTHERLY LINE OF LOT 5 (AS MEASURED ALONG THE SOUTHERLY LINE OF LOT 5); THENCE NORTHWESTERLY ALONG THE SOUTHERLY LINE OF LOT 5 FOR A DISTANCE OF 20.04 FEET TO A CORNER IN THE SOUTHERLY LINE OF LOT 5; THENCE WEST ALONG THE SOUTH LINE OF LOT 5 FOR A DISTANCE OF 122 FEET TO A POINT IN THE WEST LINE OF LOT 5; THENCE NORTH ALONG THE WEST LINE OF LOT 5 FOR A DISTANCE OF 165.25 FEET TO THE PLACE OF BEGINNING AND EXCEPTING THEREOF THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 5; THENCE NORTH 35 DEGREES 34 MINUTES 21 SECTION WEST ALONG THE WESTERLY LINE OF LOT 5 FOR A DISTANCE OF 172.45 FEET; THENCE NORTHEASTERLY FOR A DISTANCE OF 286.77 FEET TO A POINT IN THE EASTERLY LINE OF LOT 5 THAT IS 30 FEET NORTHWESTERLY OF THE MOST EASTERLY CORNER OF LOT 5, AS MEASURED ALONG THE EASTERLY LINE OF SAID LOT 5; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOT 5 FOR A DISTANCE OF 30 FEET TO THE MOST EASTERLY CORNER OF LOT 5 FOR A DISTANCE OF 285.94 FEET TO THE PLACE OF BEGINNING AND EXCEPTING ALSO THAT PART THEREOF LYING WITHIN THE INGRESS AND EGRESS EASEMENT SHOWN ON THE PLAT OF WILLOW CREEK APARTMENT ADDITION (HEREINAFTER DESCRIBED IN WILLOW CREEK APARTMENT ADDITION, BEING A RESUBDIVISION OF PART OF WILLOW CREEK, A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID WILLOW CREEK APARTMENT ADDITION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 28, 1970, AS DOCUMENT 2536651, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY 111 EAST CHESTNUT CORPORATION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES COOK COUNTY, ILLINOIS AS DOCUMENT LR 2644918 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL 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 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 MARCH 25, 2016

Signature Matthew E. Jones  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTOR  
THIS 25th DAY OF MARCH,  
2016.



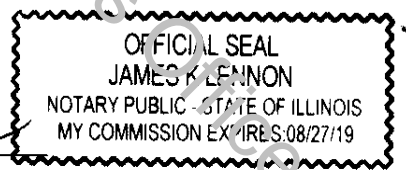
NOTARY PUBLIC James K. Lennon

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 and hold title to real estate under the laws of the State of Illinois.

Dated MARCH 25, 2016

Signature Matthew E. Jones  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID GRANTEE  
THIS 25th DAY OF MARCH,  
2016.



NOTARY PUBLIC James K. Lennon

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.]