

# UNOFFICIAL COPY



Doc#: 1616029002 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/08/2016 10:24 AM Pg: 1 of 3

## WARRANTY DEED IN TRUST

The above space is for the recorder's use only

1669480 1/2

Stephanie Kowalski

THIS INDENTURE WITNESSETH, THAT the Grantors, Mark Kowalski married to, of the County of Cook and the State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and warrants unto THE CHICAGO TRUST COMPANY, N.A. its successor or successors, as Trustee under a trust agreement dated the 5<sup>th</sup> day of November, 2012, known as Trust Number BEV3538, the party of the second part whose address is 5300 W. 95<sup>th</sup> Street, Oak Lawn, Illinois 60453 the following described real estate situated in the County of Cook in the State of Illinois, to wit,

SEE ATTACHED EXHIBIT A

Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.

THIS IS NOT HOMESTEAD PROPERTY OF \_\_\_\_\_ Date \_\_\_\_\_ Representative \_\_\_\_\_  
STEPHANIE KOWALSKI

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.)  
together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index No.: 19-17-425-044-1003

UNDERSIGNED AGREE THAT THE ADDITIONAL, TERMS AND PROVISIONS ON THE REVERSE SIDE  
HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN.  
And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all  
statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 3<sup>rd</sup> day of June, 2016,

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
Mark Kowalski \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

MAIL TO: The Chicago Trust Company, N.A.  
~~c/o~~  
5300 W. 95<sup>th</sup> St.  
Oak Lawn, IL 60453  
**EO NORMAN BILEK**  
**140 AUGUSTA DRIVE**  
**PALOS HEIGHTS, ILL 60463**

ADDRESS 6255 S. Mason Unit 1C  
OF Chicago, IL. 60638  
PROPERTY:  
The above address is for information only  
and is not part of this deed.

CCRD REVIEW [Signature]

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate 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.

STATE OF ILLINOIS )  
 )SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same persons, whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

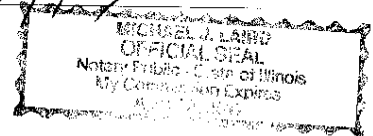
Given under my hand and notarial seal this 3rd day of June, 2016

*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires: 4/2/17

This instrument was prepared by:  
Michael J. Laird  
6808 West Archer Ave  
Chicago, IL 60638

Mail subsequent tax bills to:  
NORMAN BILEK  
140 AUGUSTA DRIVE  
PALOS HEIGHTS, ILL 60463



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## LEGAL DESCRIPTION

UNIT 1C IN 6255 MASON AVENUE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOTS 20, 21, 22, 23, 24, 25 AND 26 IN BLOCK 11 IN THE FOURTH ADDITION TO CLEARING, A SUBDIVISION OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 30, 2004 AS DOCUMENT 0427419001 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE(S), LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

Address commonly known as:  
6255 S. Mason Ave, Unit 1C  
Chicago, IL 60638

**REAL ESTATE TRANSFER TAX**

07-Jun-2016



<b>CHICAGO:</b>	300.00
<b>CTA:</b>	120.00
<b>TOTAL:</b>	420.00 *

PIN#: 19-17-425-044-1003

19-17-425-044-1003 | 20160601612431 | 1-256-618-304

\* Total does not include any applicable penalty or interest due.

**REAL ESTATE TRANSFER TAX**

08-Jun-2016



<b>COUNTY:</b>	20.00
<b>ILLINOIS:</b>	40.00
<b>TOTAL:</b>	60.00

19-17-425-044-1003 | 20160601612431 | 1-039-369-536

Property of Cook County Clerk's Office