

# UNOFFICIAL COPY



Doc# 1629222081 Fee \$44.00

RHSP FEE: \$9.00 PRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/18/2016 01:18 PM PG: 1 OF 4

## QUIT CLAIM DEED IN TRUST

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) ANTONI KOZIOL, a widower,

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 valuable 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 SEPTEMBER 20, 2016 and known as Trust Number 15591, the following described real estate in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**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, 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

Heart Form No. 10775F

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/81-45 (e) and Cook County Ordinance 93-0-27(e)

Date 9/21/16 Signature [Handwritten Signature]

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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 interest 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, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waived and released 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 on this 21st day of September 20 16

*[Handwritten Signature]*  
 Signature  
 ANTONI KOZIOL  
 Name

Signature  
 Name

THIS INSTRUMENT WAS PREPARED BY:

Agnes Pogorzelski, Agnes Pogorzelski & Associates, P.C., 7443 W. Irving Park Rd., #1W, Chicago, IL 60634

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Anton  
Anton personally known to me to be the  
 same person whose name is Anton subscribed to the foregoing instrument,  
 appeared before me this day in person and acknowledged that Anton  
 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 21st day of September, 20 16



*[Handwritten Signature]*  
 Notary Public

2916 N. Harlem Avenue, Unit 6  
 Elmwood Park, Illinois 60707

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

For information only insert street address  
 of above described property



Village of Elmwood Park

EXEMPT

09-16-16

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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 6 AND PARKING UNIT P6 IN THE 2916 NORTH HARLEM CONDOMINIUM, AS DELINEATED ON THE PLAT OF THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 9 IN JOHN J. RUTHERFORD'S SECOND ADDITION TO MONT CLARE, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 10, 1999 AS DOCUMENT NUMBER 99760930, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

#### PARCEL 2:

THE (EXCLUSIVE) RIGHT TO USE OF S6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID AS DOCUMENT NUMBER 99760930.

Permanent Real Estate Index Number: 12-25-223-040-1006 and  
12-25-223-040-1015

Address of Real Estate: 2915 N. Harlem Avenue, Unit 6  
Elmwood Park, Illinois 60107

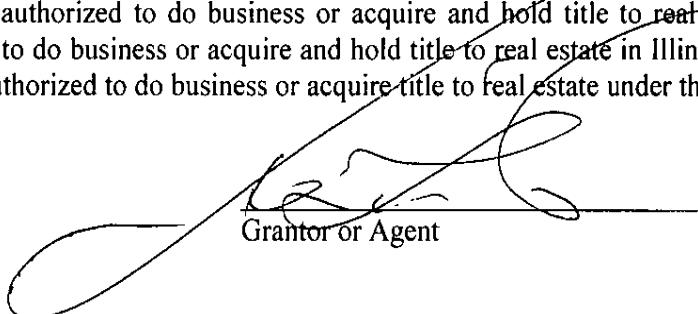
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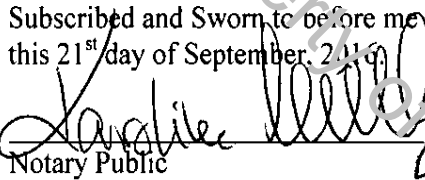
State of Illinois )  
                                  ) SS  
County of Cook    )

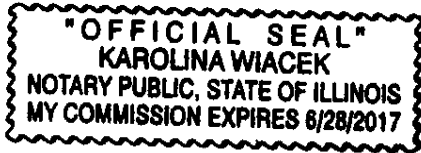
### STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR, or his/her 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.

9/21/2016  
Date

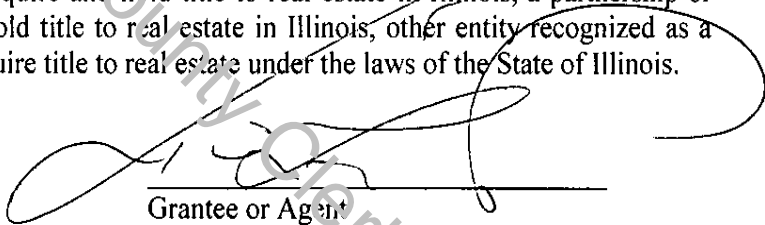
  
Grantor or Agent

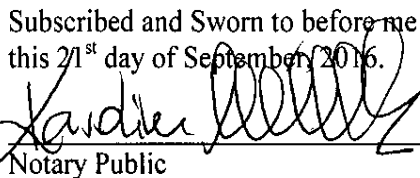
Subscribed and Sworn to before me  
this 21<sup>st</sup> day of September, 2016.  
  
Notary Public



THE GRANTEE, or his/her 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.

9/21/2016  
Date

  
Grantee or Agent

Subscribed and Sworn to before me  
this 21<sup>st</sup> day of September, 2016.  
  
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.)