

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

THE GRANTORS, <sup>11/27/16</sup> JANINA  
MYSZKOWSKA, an unmarried  
woman, and ROBERT  
MARIDUENA, married to ALI  
MARIDUENA,

of the County of Cook and State  
of Illinois, for and in  
consideration of Ten (\$10.00)  
Dollars, and other good and  
valuable consideration in hand  
paid, Convey and Warrant unto

“JANINA MYSZKOWSKA, Trustee  
or her successors in trust, under  
the JANINA MYSZKOWSKA LIVING TRUST, dated February 21, 2017, and any amendments thereto, of 4835 North  
Central Avenue, Unit 212, Chicago, Illinois 60630.”

and unto all and every successor or successors in trust under said trust agreement, the following described real  
estate in the County of Cook and State of Illinois, to wit:

UNIT 212 AS DELINEATED ON PLAT OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER  
REFERRED TO AS “PARCEL”): THE NORTH HALF OF LOT 12 AND ALL OF LOT 13 IN ROBERT’S LAWRENCE AVENUE  
SUBDIVISION OF BLOCKS 48 AND 49 IN THE VILLAGE OF JEFFERSON IN THE SOUTHWEST QUARTER OF SECTION 9,  
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH  
PLAT OF SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY NATIONAL  
BOULEVARD BANK OF CHICAGO, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT  
DATED NOVEMBER 20, 1968 AND KNOWN AS TRUST NUMBER 2918, RECORDED IN THE OFFICE OF THE RECORDER  
OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 21222004, TOGETHER WITH AN UNDIVIDED 2.930  
PER CENT INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE  
COMPRISING ALL OF THE OTHER UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT  
OF SURVEY.

Permanent Real Estate Index Number: 13-09-328-058-1024

Address of Real Estate: 4835 North Central Avenue, Unit 212, Chicago, Illinois 60630

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.

Preparer hereby certifies that this instrument was prepared based upon information found in previously  
recorded deeds. Preparer does not guarantee either marketability of title or accuracy of description since  
examination of title of property was not performed.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said  
premises or any part thereof: to dedicate parks, streets, highways or alleys; 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

Doc# 1716745063 Fee \$46.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 06/16/2017 04:09 PM PG: 1 OF 5

Above Space for Recorder's Use Only



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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 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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, 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.

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.

And the said grantor hereby expressly waives and releases 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.

## REAL ESTATE TRANSFER TAX

13-Jun-2017



CHICAGO: 0.00

CTA: 0.00

TOTAL: 0.00 \*

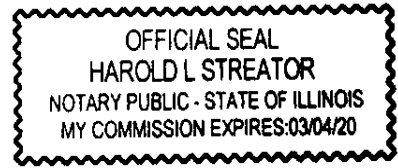
13-09-328-058-1024 | 20170601665935 | 1-280-555-456

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

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In Witness Whereof, the grantor aforesaid have set her hand and seal on February 21, 2017.

*Janina Myszkowska* (SEAL)  
**JANINA MYSZKOWSKA**



State of Illinois, County of Cook: ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANINA MYSZKOWSKA, 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 she signed, sealed and delivered the said instrument as her 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 official seal on February 21, 2017.

Commission expires 3/4, 2020

*Harold L. Streator*

NOTARY PUBLIC

In Witness Whereof, the grantors aforesaid have set his hand and seal on March 25, 2017.

*Robert Mariduena* (SEAL)  
**ROBERT MARIDUENA**

REAL ESTATE TRANSFER TAX		13-Jun-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-09-328-058-102 | 20170601665935 | 0-229-439-936

State of CA, County of Los An; ss.

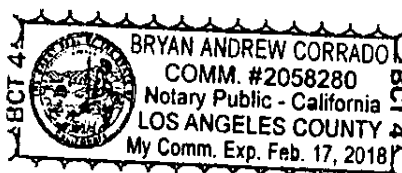
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT MARIDUENA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed 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 official seal on March 25, 2017.

Commission expires Feb. 17, 2018

*Bryan Andrew Corrado*

NOTARY PUBLIC



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This instrument was prepared by: Chester M. Przybylo, Attorney at Law, Chester M. Przybylo and Associates, 5339 North Milwaukee Avenue, Chicago, Illinois 60630

(Name and Address)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

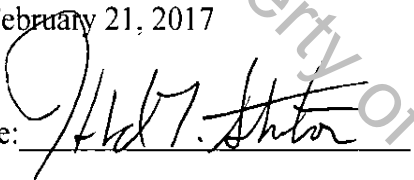
JANINA MYSZKOWSKA  
4835 North Central Avenue, Unit 212  
Chicago, Illinois 60630

JANINA MYSZKOWSKA  
4835 North Central Avenue, Unit 212  
Chicago, Illinois 60630

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of  
Paragraph e, Section 4, of the  
Real Estate Transfer Act

Date: February 21, 2017

Signature: 

Property of Cook County Clerk's Office

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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 June 14, 2017

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 14th day of June, 2017  
Notary Public Linda Martino

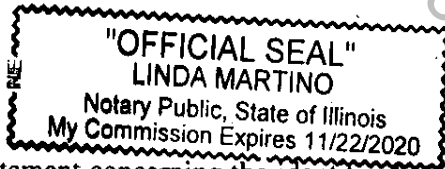


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 14, 2017

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 14th day of June, 2017  
Notary Public Linda Martino



**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.)