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ATTORNEYS' TITLE GUARANTY FUND, INC.



\*1720045055D\*

Doc# 1720045055 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 02:29 PM PG: 1 OF 4

170176301080

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Paul E. Lussky, of the County of Cook and State of Illinois, for and in consideration of ten dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto Paul Lussky as Trustee under a trust agreement known as the Paul Lussky Trust dated February 6, 2017 the following described real estate in the County of Cook and State of Illinois, to wit:

See attached legal description

Exempt under paragraph

Attorneys' Title Guaranty Fund, Inc.  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606-4650  
Attn: Search Department

Permanent Tax Number: 07-30-205-005-0000

Commonly known as: 7969 Berkshire Drive, Hanover Park, Illinois 60113

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.

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, streets, 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 the 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 commence 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 of any kind; to release, convey, or assign any right, title, or interest in or about or 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

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In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to 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 be obliged or privileged to inquire into any of 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 or 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 binding 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 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, her, 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 the 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 23<sup>rd</sup> day of June 2017.  
Paul E. Lussky (Seal) \_\_\_\_\_ (Seal)  
Paul E. Lussky (Seal) \_\_\_\_\_ (Seal)

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 Paul E. Lussky personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 28<sup>th</sup> day of June, 2017.

John G. O'Brien  
Notary Public

TRUSTEE ACCEPTANCE

The Grantee Paul Lussky as Trustee under the provisions of a trust known as the Paul Lussky Trust dated February 6, 2017 hereby acknowledges and accepts this conveyance into the said trust.

Paul E. Lussky  
As Trustee as Aforesaid

<b>Mail this recorded instrument to:</b> Paul Lussky 7969 Berkshire Drive Hanover Park, Illinois 60133	<b>Mail future tax bills to:</b> Paul Lussky 7969 Berkshire drive Hanover Park, Illinois 60005	<b>This instrument prepared by:</b> John g. o'Brien Attorney at Law 2340 S. Arlington Heights Road Suite 460 Arlington Heights, Illinois 60005
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# UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 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 6/28/17

Paul Zusky  
Signature of Grantor or Agent

Subscribed and sworn to before me this

28<sup>th</sup> day of June, 2017  
Day Month Year

[Signature]  
Notary Public



The grantee or the grantee's 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 6/28/17

Paul Zusky  
Signature of Grantee or Agent

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.

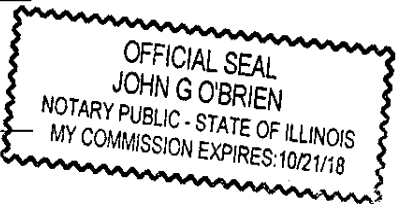
(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



Subscribed and sworn to before me this

28<sup>th</sup> day of June, 2017  
Day Month Year

[Signature]  
Notary Public



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ATTORNEYS' TITLE GUARANTY FUND, INC.

## LEGAL DESCRIPTION

**Legal Description:**

LOT 5 IN BLOCK 58 IN HANOVER HIGHLANDS UNIT NUMBER 8. A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON DECEMBER 20, 1968 AS DOCUMENT NUMBER 20710037, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number:**

Property ID: 07-30-205-005

**Property Address:**

7969 Berkshire Drive  
Hanover Park, IL 60133

Property of Cook County Clerk's Office