

# UNOFFICIAL COPY

Doc#: 1724246000 Fee: \$56.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/30/2017 08:05 AM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

Dec ID 20170801609759  
ST/CO Stamp 0-190-057-408  
City Stamp 1-955-197-888

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) DLS Development, Inc., a duly organized corporation  
existing under the laws of Illinois and authorized to transact business therein,

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 May 25, 2017, and  
known as Trust Number 15694, the following described real estate in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO FOR THE FOLLOWING PROPERTIES:

Commonly known as: 5416 West Windsor Avenue, Units 1-G & 2N, Chicago, Illinois 60630-3532  
5418 West Windsor Avenue, Units 1-G & 1N, Chicago, Illinois 60630-3533

This property has not been used for homestead purposes.

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trust 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

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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 waive \$ and release \$ 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 ha<sup>s</sup> hereunto set his hand \_\_\_\_\_ and seal \_\_\_\_\_ this 26<sup>th</sup> day of May, 20 17

<p><u>[Signature]</u> Signature DLS Development, Inc., by Leszek Synowiec, Pres. <u>Return to +</u> Name</p>	<p>_____ Signature _____ Name</p>
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THIS INSTRUMENT WAS PREPARED BY:

E. William Maloney, Maloney & Craven, P.C., 2093 Rand Road, Des Plaines, Illinois 60016-4727

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 \_\_\_\_\_  
SEE ATTACHED FOR NOTARIZATION \_\_\_\_\_ personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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

For information only insert street address  
of above described property

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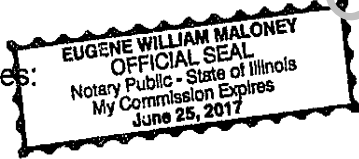
STATE OF ILLINOIS )  
 )                    SS.  
 COUNTY OF COOK )

I, Eugene William Maloney, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Leszek Synowiec, personally known to me to be the President of DLS Development, Inc., a duly organized corporation existing under the laws of Illinois and authorized to transact business therein, and 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 as such President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said Corporation as its free and voluntary act and as the free and voluntary act and deed of said Corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 26 day of May, 2017.

*Eugene W. Maloney*  
 \_\_\_\_\_  
 Notary Public

My commission expires:



**MAIL TO:**  
 E. William Maloney  
 Maloney & Craven, P.C.  
 2093 Rand Road  
 Des Plaines, Illinois 60016-4727

**SEND SUBSEQUENT TAX BILL TO:**  
 Leszek Synowiec, President  
 DLS Development, Inc.  
 1539 East Marcus Court  
 Park Ridge, Illinois 60068-1517

**PREPARED BY:**  
 E. William Maloney  
 MALONEY & CRAVEN, P.C.  
 2093 Rand Road  
 Des Plaines, Illinois 60016-4727  
 Phone: 847/635-1341  
 Fax: 847/803-1475  
 E-mail: [ewm@maloneycraven.com](mailto:ewm@maloneycraven.com)

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## LEGAL DESCRIPTION

Units 5416-1G & 5416-2N and Units 5418-1G & 5418-1N in 5416-18 West Windsor Condominium, as delineated on a survey of the following described tract of land:

Lot 3 in Block 3, in Roberts Milwaukee Avenue Subdivision of Blocks 5 and 10 in Subdivisions (except the North 1.5 rods and the South 4 rods) of that part of Lot 5 West of Milwaukee Avenue in School Trustee's Subdivision in Section 16, Township 40 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois: which survey is attached as exhibit "D" to the Declaration of Condominium recorded as document number 0615732120; together with its undivided percentage interest in the common elements.

Permanent index numbers:	5416-1G	13-16-115-048-1001
	5416-1N	13-16-115-048-1005
	5418-1G	13-16-115-048-1006
	5418-1N	13-16-115-048-1009

Commonly known as: 5416 West Windsor Avenue  
 Units 1-G & 2N  
Chicago, Illinois 60630-3532  
 5418 West Windsor Avenue  
 Units 1-G & 1N  
 Chicago, Illinois 60630-3533

\\MC-DCSVR\Folder Redirection\elaine\Documents\IC-ALSYNOW\ECCLAND TRUSTS\PARKWAY BK LAND TRUST\DOCS\LEGAL DESCRIPTIONS\QCD in Trust 2017-05-26 Deed #1(DLS re Windsor).wpd



**CHICAGO:** 0.00  
**CTA:** 0.00  
**TOTAL:** 0.00 \*

13-16-115-048-1001 | 20170801609759 | 1-955-197-888

Total does not include any applicable penalty or interest due.



**COUNTY:** 0.00  
**ILLINOIS:** 0.00  
**TOTAL:** 0.00

13-16-115-048-1001 | 20170801609759 | 0-190-057-408

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## 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 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.

Signature: X \_\_\_\_\_  
Agent E. William Maloney, Attorney

*E. William Maloney*  
*attly agent*

Subscribed and sworn to before me by the said E. William Maloney this 26th day of May, 2017.

*Elaine Froikin*  
Notary Public



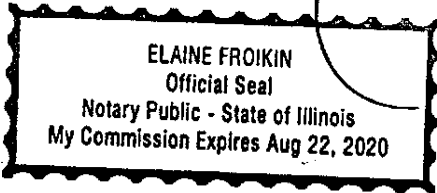
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Signature: X \_\_\_\_\_  
Agent E. William Maloney, Attorney

*E. William Maloney*  
*attly agent*

Subscribed and sworn to before me by the said E. William Maloney this 26th day of May, 2017..

*Elaine Froikin*  
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)