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1724855009D

Doc# 1724855009 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/05/2017 12:14 PM PG: 1 OF 3

WARRANTY DEED IN TRUST

THE GRANTORS, **CHARLES R. CEBULA** and **MARCIA R. CEBULA**, husband and wife, of the Village of Glenview, County of Cook, and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **CHARLES R. CEBULA**, as Trustee under **THE CHARLES RICHARD CEBULA TRUST**, dated December 3, 2012, of Glenview, Cook County, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOTS 8 AND 9 (EXCEPT THE WEST HALF) IN BLOCK TWO IN FIFTH ADDITION TO GLEN OAK ACRES, A SUBDIVISION OF THE NORTH 20 ACRES OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: **04-25-107-005-0000; 04-25-107-006-0000**
Addresses of Real Estate: **1025 Queens Lane, Glenview, IL 60025**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 23rd day of August 2017

The transfer of title and conveyance herein is accepted by Trustee of the Charles Richard Cebula Trust dated December 3, 2012

CHARLES R. CEBULA, Individually and as Trustee as aforesaid.

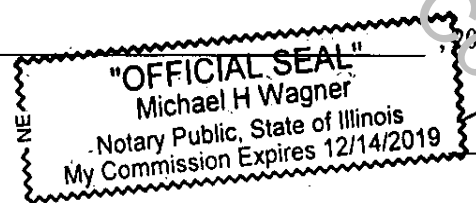
MARCIA R. CEBULA

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **CHARLES R. CEBULA** and **MARCIA R. CEBULA**, 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 said 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 official seal, this 23rd day of August, 2017

Commission expires _____



(Notary Public)

Prepared by:

David H. Pauker **ATTY. AT LAW**
2118 Warrington Ct.
Glenview, IL 60025

Mail to:

Robert N. Weiner
790 Frontage Road
Suite 701
Northfield, IL 60093

Name and Address of Taxpayer:

Charles R. Cebula
1025 Queens Lane
Glenview, IL 60025

Exempt under provisions of Paragraph E, Section 4

Real Estate Transfer Tax Act

Buyer, Seller or Representative

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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 grantor 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: August 23 2017

Charles R. Cebula, Grantor

Marcia R. Cebula, Grantor

SUBSCRIBED AND SWORN TO

before me on Aug 23, 2017

NOTARY PUBLIC



The grantees or their agent affirms that, to the best of their knowledge, the name of the grantees 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: Aug 23 2017

Charles R. Cebula, as Trustee under The Charles Richard Cebula Trust dtd 2/03/2012, Grantee

SUBSCRIBED AND SWORN TO

before me on Aug 23, 2017

NOTARY PUBLIC

