

# UNOFFICIAL COPY

## DEED IN TRUST



\*1729246430D\*

Doc# 1729246430 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2017 12:25 PM PG: 1 OF 4

RECORDER'S STAMP

Grantor, ILONA PROSKA, an unmarried woman, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, gives, grants, remises, releases and forever quit-claims unto ILONA PROSKA or her successors in trust, not individually but as trustee under the provisions of a declaration of trust known as the ILONA PROSKA TRUST DATED SEPTEMBER 14, 2017, all right, title and interest in the following described real estate situated in the County of COOK in the State of Illinois, to-wit:

LOT 15 IN BLOCK 4 IN J.H. CURTIS ADDITION TO BERWYN A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CHICAGO MADISON AND NORTHERN RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number(s): 16-30-303-015-0000  
Address of Real Estate: 2619 Home Ave., Berwyn, IL 60402

Grantee's Address: 2619 Home Ave., Berwyn, IL 60402

Exempt under provisions of Paragraph E  
Section 4, Real Estate Transfer Tax Act.

9-14-17  
Date

[Signature]  
Buyer, Seller or Representative

TO HAVE AND TO HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth. In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 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, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to

THIS TRANSACTION IS EXEMPT UNDER  
PARAGRAPH E OF THE BERWYN CITY  
CODE SEC 888.06 AS A REAL ESTATE  
TRANSACTION  
DATE 10/19/2017 TELLER [Signature]

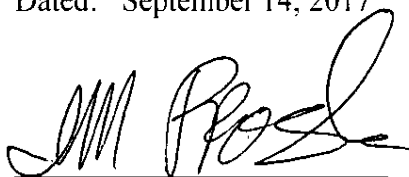
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commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate or any 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 said real estate, 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 the 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 the 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 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 their predecessors 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.

Dated: September 14, 2017



ILONA PROŠKA

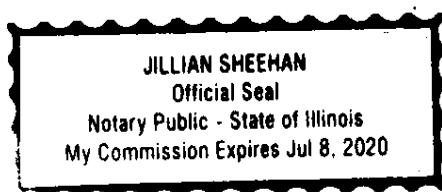
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STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ILONA PROSKA, 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 ILONA PROSKA 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.

The foregoing instrument was acknowledged before me on the 14<sup>th</sup> day of September, 2017.

*Jillian Sheehan*  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission expires: 7/8/20

After Recording, Return to:

Mark R. Schottler  
7222 West Cermak Road, Suite 701  
North Riverside, IL 60546

Send subsequent tax bills to:

ILONA PROSKA  
2619 Home Ave.  
Berwyn, IL 60402

*This instrument was prepared by:*

Mark R. Schottler, Attorney At Law, 7222 West Cermak Road, Suite 701, North Riverside, IL 60546.

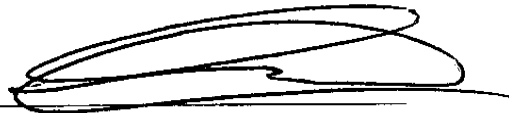
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of grantor's 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.

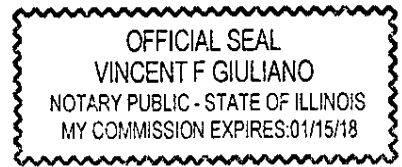
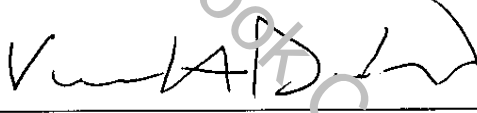
Dated: September 14, 2017

Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said  
Mark R. Schottler on this 14th day of September, 2017.

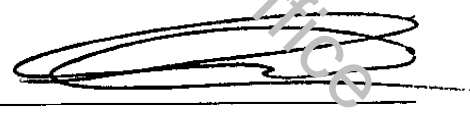
Notary Public \_\_\_\_\_



The grantee or 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, 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: September 14, 2017

Signature: \_\_\_\_\_



Subscribed and sworn to before me by the said  
Mark R. Schottler on this 14th day of September, 2017.

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

