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DEED IN TRUST (ILLINOIS)

Mail subsequent tax bills to

GRANTEES
TIMOTHY E. GROCHOCINSKI
JULIE L. GROCHOCINSKI
1319 KRYSTYNA PLACE
LEMONT, IL 60439

GRANTOR(S)
TIMOTHY E. GROCHOCINSKI, and his wife,
JULIE L. GROCHOCINSKI
1319 KRYSTYNA PLACE
LEMONT, IL 60439

WITNESSETH, that the GRANTOR(S) **TIMOTHY E. GROCHOCINSKI**, and his wife, **JULIE L. GROCHOCINSKI** of the County of **COOK** and State of **ILLINOIS**, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS** and **QUIT CLAIMS** to **TIMOTHY E. GROCHOCINSKI** and **JULIE L. GROCHOCINSKI** as **Trustees** under the terms and provisions of a certain **Trust Agreement** dated **OCTOBER 31, 2017**, and designated as the **GROCHOCINSKI JOINT TENANCY REVOCABLE LIVING TRUST DATED OCTOBER 31, 2017** wherein **TIMOTHY E. GROCHOCINSKI** and **JULIE L. GROCHOCINSKI**, as husband and wife, are the primary beneficiaries holding the beneficial interest as tenants by the entirety and to any and all successor Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE ATTACHED LEGAL DESCRIPTION

Address of real estate: **1319 KRYSTYNA PLACE, LEMONT, IL 60439**

Pin No.: **22-33-117-003-0000**

Exempt under provisions of Paragraph E of the Property Tax Code.

Date: 10-31-17 Buyer Seller or Representative _____

This Deed was prepared without the benefit of title examination or opinion at the request of the parties hereto. No warranty of guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property, which is described in this Deed.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 an estate of the trust, and 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 an 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.



1732008029

Doc# 1732008029 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/16/2017 10:51 AM PG: 1 OF 4

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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 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 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 instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into 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 person 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 in 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.

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 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.

Dated this 31st day of Oct, 2017

[Signature] (SEAL)
TIMOTHY E. GROCHOCINSKI

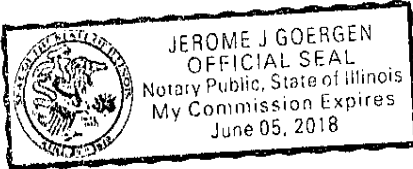
[Signature] (SEAL)
JULIE L. GROCHOCINSKI

THE FOREGOING TRANSFER OF TITLE/CONVEYANCE IS HEREBY ACCEPTED BY TIMOTHY E. GROCHOCINSKI and JULIE L. GROCHOCINSKI AS TRUSTEES UNDER THE PROVISIONS OF THE GROCHOCINSKI JOINT TENANCY REVOCABLE LIVING TRUST DATED OCTOBER 31, 2017.

[Signature] (SEAL)
TIMOTHY E. GROCHOCINSKI

[Signature] (SEAL)
JULIE L. GROCHOCINSKI

State of ILLINOIS, County of ss. Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **TIMOTHY E. GROCHOCINSKI** and **JULIE L. GROCHOCINSKI** as husband and wife and as Trustees, personally known to me to be the same person(s) whose name(s) subscribe to the foregoing instrument, appeared before me this day in person, and acknowledged that **THEY** signed, sealed and delivered the said instrument as GRANTORS and as TRUSTEES 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 31st day of October, 2017

Commission expires: 6-5-18

[Signature]
NOTARY PUBLIC

After recording, return to:
Timothy Grochocinski
1319 Krystyna Place
Lemont, IL 60439
815.744.2210

This instrument was prepared by:
Jerome J. Goergen, P.C.
621 Rollingwood Drive
Shorewood, IL 60404
815.744.2210

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LEGAL DESCRIPTION:

LOT 17 IN KRISTYNA CROSSING P.U.D., A SUBDIVISION IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 2009 AS DOCUMENT 0919045141 IN COOK COUNTY, ILLINOIS

PIN: 22-33-117-003-0000

Address: 1319 KRISTYNA PLACE, LEMONT, IL 60439

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/31, 2017

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____ this 31st day of Oct, 2017.

Notary Public [Signature]



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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/31, 2017

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 31st day of Oct, 2017.

Notary Public [Signature]

