



\*1735534013D\*

Doc# 1735534013 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/21/2017 09:56 AM PG: 1 OF 3

For Recorder Use only

**THE GRANTOR(S)**, ALLEN WIECZOREK, an unmarried person, of the City of Chicago, County of Cook, State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to: ALLEN C. WIECZOREK as trustee of the ALLEN C. WIECZOREK Living Trust dated December 7, 2017, the following described real estate in the County of Cook, and State of Illinois:

An undivided one-half interest in:

The West 33 feet of Lot 2 and the East 10 feet, of Lot 3 in Block "N" in the Village of Palatine as Subdivided, platted and recorded by Joel Wood in Recorder's Office of Cook County, Illinois in Book 98 of Maps, Page 28, a subdivision of part of the West 1/2 of the Southeast 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 02-14-326-008-0000  
 Address(es) of Real Estate: 15 East Slade  
 Palatine, Illinois 60067

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2017 and subsequent years.

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

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, street, 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 instruments 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 instrument 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.

AH

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, David Wieczorek is then appointed as Successor Trustee herein with the 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 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 Grantor hereby waives and releases 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 otherwise.

DATED: December 7, 2017.

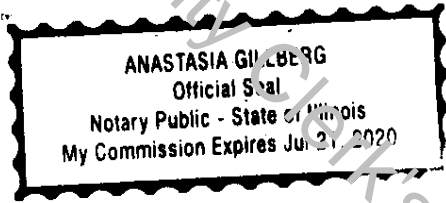
Allen Wieczorek  
ALLEN WIECZOREK

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that ALLEN WIECZOREK is 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 he 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.

Given under my hand and official seal, this 7<sup>th</sup> day of December, 2017.

Commission expires: July 21, 2020

Anastasia Gilbert  
Notary Public



COUNTY - ILLINOIS TRANSFER STAMPS  
Exempt Under Provision of Paragraph E  
Section 4, Real Estate Transfer Act.

Date: 12-07-2017  
Signature: [Handwritten Signature]

Prepared By and Mail To:  
RICHARD S. CHELMINSKI, P.C.  
5521 N. Cumberland Ave., Ste. 1109  
Chicago, Illinois 60656

Send Subsequent Tax Bill To:  
Allen C. Wieczorek  
15 EAST SLADE  
PAKATINEIL 60067

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his 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 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.

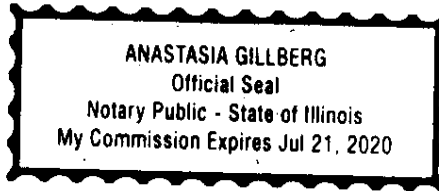
Dated: December 7, 2017

Signature: Allen Wierzycki (Grantor or Agent)

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 7th day of December 2017.

Anastasia Gillberg (Notary Public)



The grantee or his 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 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.

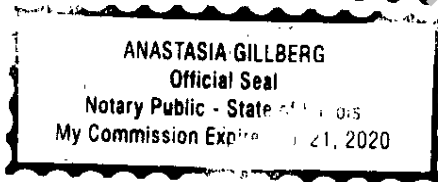
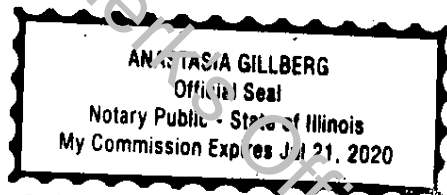
Dated: December 20 17

Signature: Allen Wierzycki (Grantee or Agent)

Subscribed and sworn to before me by the  
said \_\_\_\_\_

this 7th day of December 2017.

Anastasia Gillberg (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.