

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



1806834065D

Doc# 1806834065 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/09/2018 01:37 PM PG: 1 OF 5

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) JERZY SAK a/k/a GEORGE SAK, and TERESA SAK,
his wife

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 warrant 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 MARCH 31, 2017 and
known as Trust Number 15668, the following described real estate in the State of Illinois, to-wit:

LOT 22 IN BLOCK 7 IN BOOTH'S SUBDIVISION, A SUBDIVISION OF THE SOUTH 33-1/3 ACRES OF THE
WEST 1/2 OF OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF
THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 17 FEET OF SAID LOT TAKEN FOR
WIDENING FULLERTON AVENUE) IN COOK COUNTY, ILLINOIS.

Property Address: 5842 W. Fullerton Avenue, Chicago, IL 60639
P.I.N.: 13-29-427-039-0000

SEE ATTACHED ADDITIONAL LEGAL DESCRIPTION FOR LOT 23.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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 future, 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 premise 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

REAL ESTATE TRANSFER TAX

09-Mar-2018



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

REAL ESTATE TRANSFER TAX

09-Mar-2018



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

13-29-427-039-0000 | 20170901617668 | 0-171-259-424

13-29-427-039-0000 | 20170901617668 | 1-803-826-720

*Total does not include any applicable penalty or interest due.

JA

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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 S 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 S aforesaid have _____ hereunto set
 hand S and seal S this 3rd day of April 2017

George Sak

Teresa Sak

Signature

Signature

GEORGE SAK

TERESA SAK

Name

Name

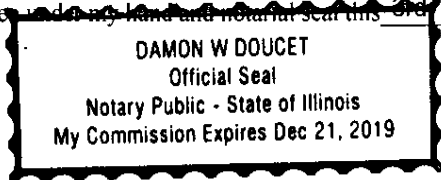
THIS INSTRUMENT WAS PREPARED BY:

Catherine R. Brukalo, Esq., Brukalo Law, P.C., One East Wacker Dr., Suite 2350, Chicago, IL 60601

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 _____
JERZY SAK a/k/a GEORGE SAK and TERESA SAK personally known to me to be the
 same person S whose name S 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 for the uses and
 purposes therein set forth, including the release and waiver of the right of homestead.
 waiver of the right of homestead.

Given under my hand and notarial seal this 3rd day of April 2017



[Signature]

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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WARRANTY DEED IN TRUST

LOT 23 (EXCEPT THE SOUTH 17 FEET THEREOF) IN BLOCK 7 IN BOOTH'S SUBDIVISION OF THE SOUTH 33-1/3 ACRES OF THE WEST 1/2 OF OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 5844 W. Fullerton Avenue, Chicago, IL 60639
P.I.N.: 13-29-427-038-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 4 | 3 | 2017

SIGNATURE: *Teresa Sak*
GRANTOR or AGENT

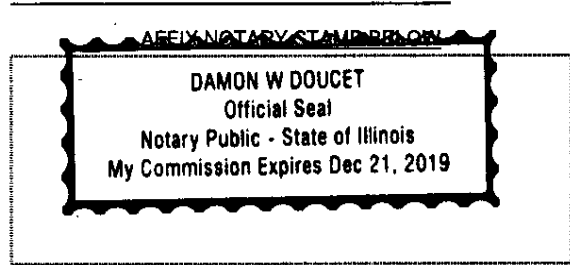
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): TERESA SAK

On this date of: 4 | 3 | 2017

NOTARY SIGNATURE: *[Signature]*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 4 | 3 | 2017

SIGNATURE: *Teresa Sak*
GRANTEE or AGENT

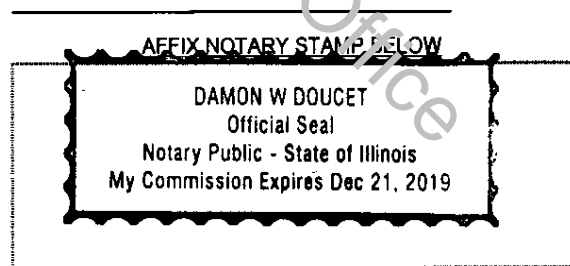
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 4 | 3 | 2017

NOTARY SIGNATURE: *[Signature]*



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

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DATED: 4 | 3 | 2017

SIGNATURE: George Sak.
GRANTOR or AGENT

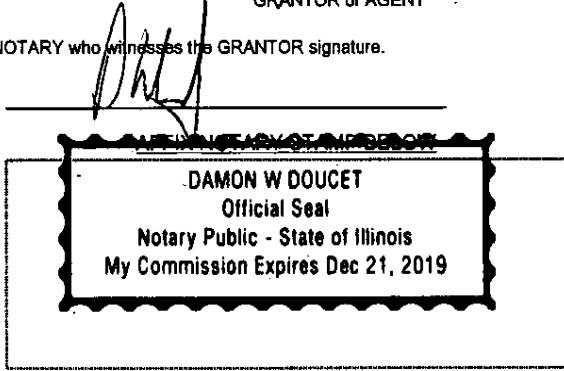
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): GEORGE SAK

On this date of: 4 | 3 | 2017

NOTARY SIGNATURE: [Signature]



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DATED: 4 | 3 | 2017

SIGNATURE: George Sak.
GRANTEE or AGENT

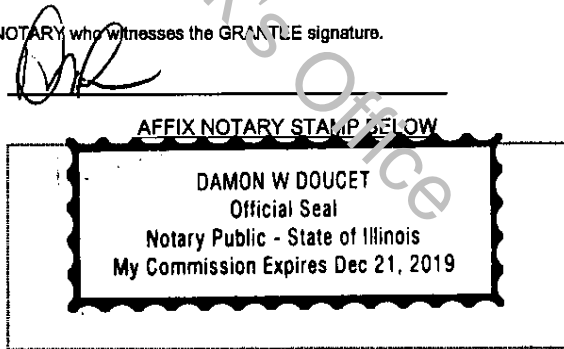
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 4 | 3 | 2017

NOTARY SIGNATURE: [Signature]



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