

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Bryan E. Mraz
Bryan E. Mraz & Associates, P.C.
111 East Irving Park Road
Roselle, IL, 60172

NAME & ADDRESS OF TAXPAYER:

Paul M. Brandys
449 North Marion Street
Roselle, IL, 60172



Doc# 1807844001 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2018 09:42 AM PG: 1 OF 4

THE GRANTOR, PAUL M. BRANDYS, a widower not since remarried, of the County of Cook, and State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Conveys and Quit Claims unto PAUL M. BRANDYS (the "Trustee"), not personally, but as Trustee under the provisions of that certain Trust Agreement dated August 26, 2014 (the "Trust Agreement"), and known as the Paul M. Brandys Trust, whose address is 449 North Marion Street, Roselle, Illinois, 60172, and unto all and every successor or successors in trust under the Trust Agreement, the following described real estate:

The South 40 feet of the West Half of Lot 12 and the South 40 feet of Lots 13 & 14 and the North 40 feet of Lots 15 & 16 in Block 5 in Paege Estates Addition to Roselle, a subdivision of the South Half of the Southwest Quarter of Section 34, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois per plat recorded March 1, 1995 as Document Number 9565488, in Cook County, Illinois.

PIN: 07-34-327-028

PROPERTY ADDRESS: 449 North Marion Street, Roselle, Illinois, 60172

(the "Property")

TO HAVE AND TO HOLD the Property with the appurtenances upon the trusts and for the uses and purposes herein and in the Trust Agreement set forth.

Full power and authority are hereby granted to the Trustee to improve, manage, protect and subdivide the Property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the 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 the Property 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 the Property, or any part

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thereof; to lease the Property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 leave 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 the 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 the Property or any part thereof; and to deal with the 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 other case shall any party dealing with the Trustee in relation to the Property, or to whom the Property 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 the Property, 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 the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property 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 the 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 the 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 its, his or their predecessor 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 the Property, 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 the Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases 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.

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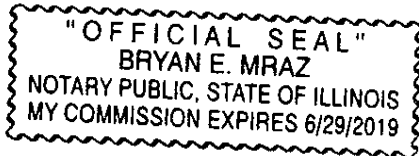
In Witness Whereof, the Grantor has hereunto set his hand and seal as of March 5, 2018.

Paul M Brandys
PAUL M. BRANDYS

STATE OF ILLINOIS, COUNTY OF DU PAGE) SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that PAUL M. BRANDYS, a widower not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing Deed in Trust, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said deed 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, March 5, 2018.



Bryan E Mraz
Notary Public

<p>EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.</p> <p>Date: March 5, 2018</p> <p><u>Bryan E Mraz</u></p> <p>Signature of Buyer, Seller or Representative</p>

This instrument was prepared by:
Bryan E. Mraz, 111 East Irving Park Road, Roselle, Illinois, 60172

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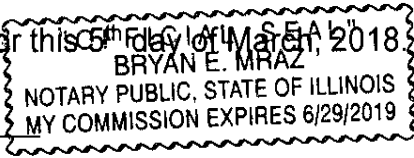
STATEMENT BY GRANTOR AND GRANTEE

\$2.00

-To accompany all exempt deeds for recordation with Cook County-

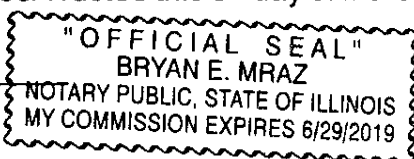
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: March 5, 2018 Signature x Paul M. Brandy
Grantor

Subscribed & Sworn to before me by the said Grantor this 5th day of March, 2018.
Notary Public [Signature] 

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 title to real estate under the laws of the State of Illinois.

Dated: March 5, 2018. Signature x Paul M. Brandy
Grantee/Trustee

Subscribed & Sworn to before me by the said Grantee/Trustee this 5th day of March, 2018.
Notary Public [Signature] 

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.

ATTACH TO DEED OR FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.