UNOFFICIAL COPY

This instrument prepared by:

Jennifer L. Ernest 444 N. Northwest Highway, #155 Park Ridge, IL 60068

Mail future tax bills to:

Edwin A. & Kathleen R. Waszak 1339 S. Courtland Ave. Park Ridge, 1L 60068

Mail this recorded instrument to:

Jennifer L. Ernest LARSEN, EDLUND, AND ERNEST, PC 444 N. Northwest Hwy., State 155 Park Ridge, IL 60068



Doc# 1810717477 Fee \$44.00

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

AFFIDAUIT FEE: \$2.00

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2018 03:40 PM PG: 1 OF 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, Edwin A. Waszak and Kathleen R. Waszak, husband and wife, of the City of Park Ridge, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Edwin A. Waszak abd Kathleen R. Waszak, husband and wife, 1339 S. Courtland Ave., Park Ridge, IL 60068, as Trustees under a trust agreement dated the 10th day of January, 2018, and known as the Waszak Joint Trust the following described real estate in the County of Cook and State of Unions, to wit:

LOT 24 IN BLOCK 5 IN KINSEY'S TALCOTT ROAD SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 12-02-215-001-0000

Property Address: 1339 S. Courtland Ave., Park Ridge, IL 60068

together with the tenements and appurtenances thereunto belonging.

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 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 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, to pledge or otherwise to 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 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 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 premises 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 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



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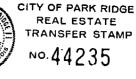
UNOFFICIAL COPY

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, her, 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 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(s) and release(s) 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.

	* / -	t his/her/their hand(s) and seal(s) this	10 th	day of	
	OF	Gd Ware			
		Edylin A Waszak Kathleen R. Waszak			
	7				
STATE OF ILLINOIS) I the undersioned :	a No.ar, Public, in and for said County,	in the State aforesaid	l DO	
STATE OF ILLEMONS) SS HEREBY CERTIFY that Edwin A. Waszak and Kathleen R. Waszak, personally				
COUNTY OF COOK) known to me to be t instrument, appeare signed, sealed, and o	he same person(s) whose name(s) is/are so d before me this clay in person and acknowled delivered the said instruments as his/her/t posed therein set forth, including the rele	subscribed to the foregowledged that he/she heir free and voluntar	going they y act,	
OFFICIA JENNIFER NOTARY PUBLIC - MY COMMISSION	ERNEST Given under my har ATE OF ILLINOIS XPIRES:11/07/21	nd and Notarial Seal this 10th (lay of Jan Notary Public	nuary 2018 .	<u></u>	



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Exempt From Transfer Tax Under Provisions of Paragraph E, Section 4, Real Estate Transfer Act

Dated:

January 10, 2018

Dayer, Seller, or Representati

TRUSTEE ACCEPTANCE

The Grantees, Edwin A. Waszak and Kathleen R. Waszak, husband and wife, as Trustees under the provisions of a trust dated the 10th Probery of County Clerk's Office day of January, 2018, known as the Waszak Joint Trust, hereby acknowledges and accepts/this conveyance into the said trust.

Edwin A. Waszak

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The grantor or the grantor's agent affirms that, to the best of his or her 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 January 10, 2018	Signature of Grantor or Agent
Subscribed and sworn to before me this	
day of January , 2018 Notary Pablic , 2018	OFFICIAL SEAL JENNIFER L ERNEST MY COMMISSION EXPIRES:11/107/21
The grantee or the grantee's agent affirms and verifies that the name of tinterest in a land trust is either a natural person, an Illinois corroration, or shold title to real estate in Illinois, a partnership authorized to do business entity recognized as a person and authorized to do business or acquire and he	oreign corporation authorized to do business or acquire and or acquire and hold title to real estate in Illinois, or other
Dated January 10, 2018	Signature of Grantee or Agent
Subscribed and sworn to before me this	TŚ
Day day of January , 2018 Notary Rubine , 2018	OFFICIAL SEAL JENNIFER L ERNEST MY COMMISSION EXPIRES: 11/07/21

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 ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)