

# UNOFFICIAL COPY



\*1821349407D\*

Doc# 1821349407 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/01/2018 02:07 PM PG: 1 OF 6

## Deed in Trust

**THE GRANTOR(S)** FRANK M. SHOUREK, an unmarried man, of the County of Cook and State of Illinois for and in consideration of Ten and no/100ths DOLLARS, and other good and valuable consideration in hand paid, Convey and QUIT CLAIM unto FRANK M. SHOUREK and KRISTOPHER A. BRACKEN of 9194 SOUTH ROAD, UNIT F, PALOS HILLS, IL 60465, as Trustees under the provisions of a trust agreement dated the 10th day of JULY, 2011, and known as Trust Number 101FMSKAB (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number(s): 23-22-200-034-1024

Common Address(es): 9194 S. SOUTH ROAD, UNIT F, PALOS HILLS, IL 60465

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 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 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

# UNOFFICIAL COPY

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 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 07th

day of JULY, 2018.

  
FRANK M. SHOUREK

\_\_\_\_\_



# UNOFFICIAL COPY

## STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

I, FRANK M. SHOUREK, the TRUSTEE for the TRUST NAMED: 101FMSKAB  
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on JULY 6, 2018, by the 101FMSKAB  
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 9194 S. SOUTH ROAD, UNIT F, PALOS HILLS, IL 60465

PROPERTY IDENTIFICATION #: 23 22 200 034 1024

LEGAL DESCRIPTION: SEE ATTACHED DEED

as conveyed by the attached conveyance instrument type, DEED IN TRUST, signed and dated on

the 6TH day of JULY in the year 2018, and now being sought to be recorded

with the COOK County Recorder of Deeds.  
(NAME OF COUNTY ABOVE)

Frank M. Shourek  
TRUSTEE SIGNATURE ABOVE

7-28-18  
DATE SIGNED

**SPECIAL NOTE:** PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1<sup>ST</sup>, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT NUMBER 9194-F IN WOODS EDGE CONDOMINIUM, AS DELINEATED ON SURVEY OF CERTAIN PARTS OF LOT "A" (EXCEPT THAT PART FALLING IN KEANE AVENUE) IN MC GARTH AND AHERN SUBDIVISION OF PART OF THE NORTH 1/2 OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL); WHICH SURVEY IS ATTACHED AS EXHIBITS "B" AND "C" TO DECLARATION MADE BY AETNA STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 102109 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 23667055 AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NUMBER 5 AS DEFINED AND SET FORTH IN DECLARATION MADE BY AETNA STATE BANK, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 6, 1976 AND KNOWN AS TRUST NUMBER 102109 RECORDED AS DOCUMENT NUMBER 23667055 AND CREATED BY DEED FROM AETNA BANK, AS TRUSTEE UNDER TRUST NUMBER 10-2109 TO LAURA KRACKE DATED NOVEMBER 15, 1976, AND RECORDED APRIL 4, 1976 AS DOCUMENT NUMBER 24388061, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 3:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED MAY 5, 1976 AND RECORDED OCTOBER 8, 1976 AS DOCUMENT NUMBER 23667054 AND AS CREATED BY DEED FROM AETNA BANK, AS TRUSTEE UNDER TRUST NUMBER 10-2109, TO LAURA KRACKE DATED NOVEMBER 15, 1976 AND RECORDED APRIL 4, 1978 AS DOCUMENT NUMBER 24388061 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 23-22-200-034-1024

Property Address: 9194 S. South Rd., Unit F, Palos Hills, IL 60465

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent hereby 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 7-6-18

Frank M. Shourek (Grantor or Agent)



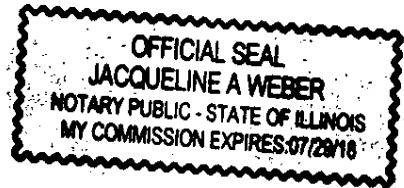
Subscribed and sworn to before me this 6<sup>th</sup> day of July, 2018.

Jacqueline A. Weber (Notary Public)

The grantee or his agent hereby certifies and verifies 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 7-6-18

Frank M. Shourek (Grantee or Agent)



Subscribed and sworn to before me this 6<sup>th</sup> day of July, 2018.

Jacqueline A. Weber (Notary Public)

Note: Any person who willfully falsifies or omits any information required in this declaration shall be guilty of a Class B Misdemeanor. 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 a Class A Misdemeanor for subsequent offenses.

(attach a deed or ABI to be recorded in Cook County, Illinois, if Exempt under the provisions of section 4 of the Illinois Real Estate Transfer Tax Act.)