

# UNOFFICIAL COPY

Prepared by and return to:  
Irene S. Brewick  
Williams & Baerson, LLC  
One N. LaSalle Street, Suite 1350  
Chicago, IL 60602



Doc# 1824722024 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2018 11:10 AM PG: 1 OF 4

## Tax bills to:

Andrzej Bil and Barbara Makara-Bil  
615 Meadow Lane  
Glenview, Illinois 60025

## DEED IN TRUST

THE GRANTORS, ANDRZEJ BIL and BARBARA BIL (also known as BARBARA MAKARA-BIL), his wife, of the City of Glenview, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby convey and warrant (i) an undivided ½ interest to ANDRZEJ BIL and BARBARA MAKARA-BIL, and their successors, as Co-Trustees of the ANDRZEJ BIL REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 27th day of February, 2018, and designated as the "ANDRZEJ BIL REVOCABLE TRUST", and (ii) an undivided ½ interest to BARBARA MAKARA-BIL and ANDRZEJ BIL, and their successors, as Co-Trustees of the BARBARA MAKARA-BIL REVOCABLE TRUST, under the terms and provisions of a certain trust agreement dated the 27th day of February, 2018, and designated as the "BARBARA MAKARA-BIL REVOCABLE TRUST", GRANTEES, with an address at 615 Meadow Lane, Glenview, Illinois 60025, in and to the following described real estate in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

PIN: 13-20-307-010-0000  
Address: 6031 W. Eddy  
Chicago, Illinois 60634

Exempt under real estate transfer tax law  
35- ILCS 200/31-45 sub para. (e) and Cook County Ord. 93-0-27,  
Para (e).

 8/20/18

Agent

Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations

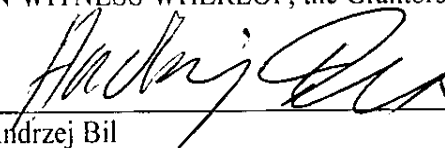


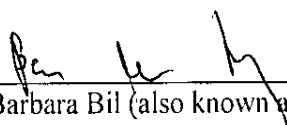
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and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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 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 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 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands this 20th <sup>August</sup> day of ~~July~~, 2018.

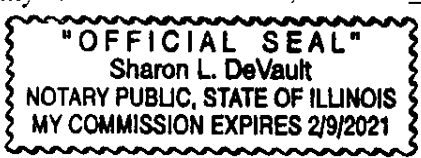
  
 \_\_\_\_\_  
 Andrzej Bil

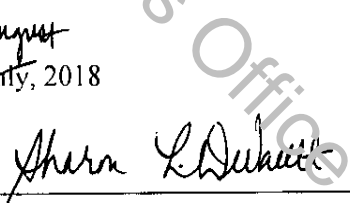
  
 \_\_\_\_\_  
 Barbara Bil (also known as Barbara Makara-Bil)

STATE OF ILLINOIS            )  
   ) SS.  
 COUNTY OF COOK             )

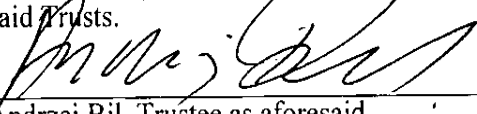
The undersigned, a Notary Public in and for said county in the State aforesaid, does hereby certify that Andrzej Bil and Barbara Bil (also known as Barbara Makara-Bil), his wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

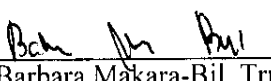
Given under my hand and official seal, as of the 20th <sup>August</sup> day of ~~July~~, 2018






  
 \_\_\_\_\_  
 Notary Public

The Grantees, Andrzej Bil and Barbara Makara-Bil, Co-Trustees, under the provisions of the aforesaid Revocable Trusts, as may be amended and restated from time to time, hereby acknowledge and accepts this conveyance into said Trusts.

  
 \_\_\_\_\_  
 Andrzej Bil, Trustee as aforesaid

  
 \_\_\_\_\_  
 Barbara Makara-Bil, Trustee as aforesaid

REAL ESTATE TRANSFER TAX		04-Sep-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-20-307-010-0000   20180801673461   1-576-255-648		

REAL ESTATE TRANSFER TAX		04-Sep-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
13-20-307-010-0000   20180801673461   1-959-518-368		

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

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## EXHIBIT – LEGAL DESCRIPTION

LOT 11 AND LOT 10 (EXCEPT THE EAST 1/2 THEREOF) IN BLOCK 3 IN AUSTIN GARDENS, A SUBDIVISION OF THE EAST 20 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND THE NORTH 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6031 W. Eddy, Chicago, Illinois 60634

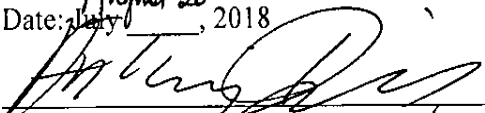
PIN: 13-20-307-010-0000

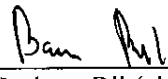
Property of Cook County Clerk's Office

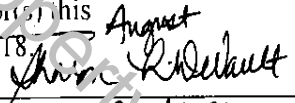
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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

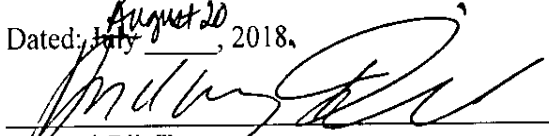
Date: ~~July~~ <sup>August 20</sup>, 2018  
  
\_\_\_\_\_  
Andrzej Bil


  
\_\_\_\_\_  
Barbara Bil (also known as Barbara Makara-Bil)

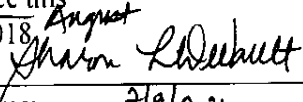
Subscribed and sworn to before me by the said Grantors, this ~~20th~~ <sup>August</sup> day of ~~July~~, 2018.  
Notary Public   
My commission expires: 2/9/2021



The grantee or its agent affirms and verifies that 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: ~~July~~ <sup>August 20</sup>, 2018.  
  
\_\_\_\_\_  
Andrzej Bil, Trustee

  
\_\_\_\_\_  
Barbara Makara-Bil, Trustee

Subscribed and sworn to before me by the said Grantee this ~~20th~~ <sup>August</sup> day of ~~July~~, 2018.  
Notary Public   
My commission expires: 2/9/2021



NOTE: Any person who knowingly submits 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.