

# UNOFFICIAL COPY

**This Instrument Prepared By:**  
Scott A. Labow, Esq.  
Scott A. Labow & Associates, PC  
P.O. Box 5273  
Buffalo Grove, IL 60089

Doc#: 1900706143 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/07/2019 12:28 PM Pg: 1 of 3

Dec ID 20181201662937  
ST/CO Stamp 0-617-064-096 ST Tax \$549.00 CO Tax \$274.50  
City Stamp 1-017-472-672 City Tax: \$5,764.50

**Upon Recordation Return To:**

Lowelle Law, Ltd.  
141 W. Jackson Blvd.  
Suite 3800  
Chicago, IL 60604

**Send Subsequent Tax Bills To:**

6772 N DOWAGIAC AVE  
CHICAGO IL 60646

Above Space for Recorder's Use Only

## DEED IN TRUST

THE GRANTORS, Trevor J. Mathias and Lisa M. Mathias, husband and wife, of Chicago, Illinois, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS unto Timothy P. Weiske and Sarah A. Weiske as co-trustees of the Timothy P. Weiske Revocable Trust dated November 15, 2018 and Sarah A. Weiske and Timothy P. Weiske as co-trustees of the Sarah A. Weiske Revocable Trust dated November 15, 2018, the beneficial interest of said trusts being held by Timothy P. Weiske and Sarah A. Weiske, husband and wife, as tenants by the entirety, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

**Lot 8 in Block 21 in Edgebrook Manor, being a Subdivision of Lots 27, 32, 33, 34, and 35; that part of the Southwest Half of Lot 38, and all of Lot 39 West of road; all of Lots 40, 41, 42, 43 and 44; the Southwest Half of Lot 45; all of Lots 47 to 52, both inclusive, in the Subdivision of Bronson's part of Caldwell's Reservation in Section 33 Township 40 and 41 North, Range 13, East of the Third Principal Meridian, (excepting certain parts) according to the Plat thereof registered on March 1, 1922 as document 148536, in Cook County, Illinois.**

Subject to: covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate and general real estate taxes for the year 2018 and subsequent years.

PIN: 10-33-305-005-0000

Commonly known as: 6772 N. Dowagiac Avenue, Chicago, Illinois 60646

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustees by the terms of said declarations of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or

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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 real estate or any part thereof to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustees to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 the trustee in relation to said real estate, or to whom said real estate 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 said real estate, 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 said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust 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 their predecessors 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 said GRANTORS 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.

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IN WITNESS WHEREOF, the GRANTORS aforesaid, have hereunto set their hands and seals this 20th day of December, 2018.

TJ Mathias  
Trevor J. Mathias

Lisa M Mathias  
Lisa M. Mathias

STATE OF ILLINOIS     )  
  )     SS  
COUNTY OF COOK     )

On this 20<sup>th</sup> day of December, 2018, I, Scott A. Labow, a Notary Public in and for said County in the State aforesaid, do hereby certify that Trevor J. Mathias and Lisa M. Mathias, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Scott A. Labow  
Notary Public

