

# UNOFFICIAL COPY



Doc# 1904217000 Fee \$44.25

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/11/2019 09:03 AM PG: 1 OF 3

## WARRANTY DEED IN TRUST

THE GRANTORS, MICHAEL J. KOWALSKI and MARCIA KOWALSKI, husband and wife, of the Village of Orland Park, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to MICHAEL J. KOWALSKI, or his successor(s) in trust, as trustee of the MICHAEL J. KOWALSKI Trust Agreement dated December 21, 2018 and MARCIA KOWALSKI or her successor(s) in trust, as trustee of the MARCIA KOWALSKI Trust Agreement dated December 21, 2018 GRANTEES, 8813 W. 176<sup>TH</sup> STREET, TINLEY PARK, IL 60487, the beneficial interest of each

Grantee trust being held by MICHAEL J. KOWALSKI AND MARCIA KOWALSKI, respectively, husband and wife, as Tenancy by the Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1c, as to an undivided one-half interest each in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

LOT 205, IN ORLAND ON THE GREEN UNIT NO. 3, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTH EAST 1/4 OF SECTION 3 AND THE WEST 1/2 OF THE EAST 1/2 OF SAID NORTH EAST 1/4 OF SECTION 3, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to general real estate taxes for the year 2018, and subsequent years, and conditions and restrictions of record.

Street address: 13805 WOODRIDGE LANE, ORLAND PARK, IL 60462 PIN: 27-03-222-005-0000

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

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide said real estate or any part thereof; to dedicate parks, streets, 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 real estate or any part thereof to a successor or successors in trust and to grant 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 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 present or in 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, title, or interest in or about or easement appurtenant to said real estate 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 it, 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 the 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 trust agreement; 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

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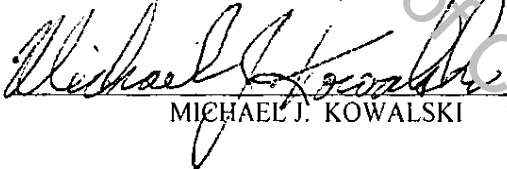
of the delivery thereof the trust created by this deed and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment 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 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 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 declared to be personal property, and no beneficiary 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.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

The grantor[s] 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.

The grantor[s] have signed this deed on December 21, 2018.

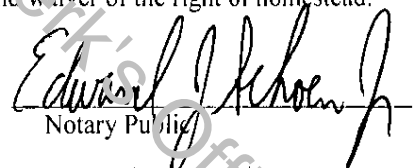
  
MICHAEL J. KOWALSKI

  
MARCIA KOWALSKI

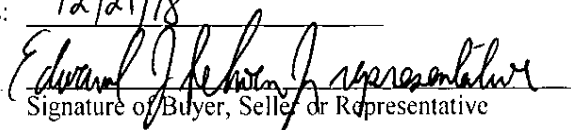
STATE OF ILLINOIS    )  
  ) ss.  
COOK COUNTY         )

I am a notary public for the County and State above. I certify MICHAEL J. KOWALSKI and MARCIA KOWALSKI are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: December 21, 2018.

  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 12/21/18  
  
Signature of Buyer, Seller or Representative



**Send subsequent tax bills to:**  
Michael and Marcia Kowalski, Trustees, 13805 Woodridge Lane, Orland Park, Illinois 60462  
**This deed was prepared by:**  
Edward J. Schoen, Jr., P.C., Attorney at Law, 16521 106<sup>th</sup> Court, Orland Park, Illinois 60467  
**After recording Return to:**  
Edward J. Schoen, Jr., P.C., Attorney at Law, 16521 106<sup>th</sup> Court, Orland Park, Illinois 60467

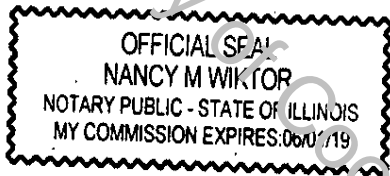
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## STATEMENT BY GRANTOR AND GRANTEE

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 Dec 21, 2018 Signature: Edward J. Schoen, Jr.  
Grantor or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.  
this 21<sup>ST</sup> day of Dec, 2018.

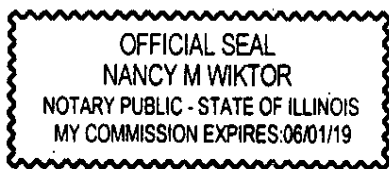


Nancy M Wiktor  
NOTARY PUBLIC

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 Dec 21, 2018 Signature: Edward J. Schoen, Jr.  
Grantee or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.  
this 21<sup>ST</sup> day of Dec, 2018.



Nancy M Wiktor  
NOTARY PUBLIC

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