



Doc# 1907218084 Fee \$42.00

STAMP FEE: \$9.00 RPRF FEE: \$1.00

OFFICIAL FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/13/2019 01:51 PM PG: 1 OF 3

DEED IN TRUST

THE GRANTOR (NAME AND ADDRESS)

DOROTHEA NASTERNAK, a widow, and the surviving joint tenant of THADEUS W. NASTERNAK, her husband, now deceased

of 4210 N. Natchez Unit #304 Chicago, IL 60634

(The Above Space For Recorder's Use Only)

of the County of COOK, and State of Illinois, in consideration of the sum of TEN and 00/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to her daughter, KAREN GLENNON, as Trustee of a certain Trust Agreement dated the 3rd day of October, 2011, and designated as THE NASTERNAK TRUST #2011-101, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 13-18-409-074-1017

Address(es) of Real Estate: 4210 N. Natchez Unit #304 Chicago, IL 60634

Grantee's Address: 4210 N. Natchez Unit #304 Chicago, IL 60634

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earning, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

Table with 2 columns: REAL ESTATE TRANSFER TAX, 04-Feb-2019. Rows: CHICAGO: 0.00, CTA: 0.00, TOTAL: 0.00\*

Table with 2 columns: REAL ESTATE TRANSFER TAX, 04-Feb-2019. Rows: COUNTY: 0.00, ILLINOIS: 0.00, TOTAL: 0.00

13-18-409-074-1017 | 20190101682568 | 0-161-604-000

13-18-409-074-1017 | 20190101682568 | 0-170-920-352

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

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his or her removal from the County STEVEN ADAM NASTERNAK is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The said Grantor, DOROTHEA NASTERNAK, hereby expressly waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 3<sup>rd</sup> day of January, 2019.

X Dorothea Nasternak (SEAL) \_\_\_\_\_ (SEAL)  
DOROTHEA NASTERNAK

**THIS CONVEYANCE IS EXEMPT FROM PROPERTY TRANSFER TAX (NO TAXABLE CONSIDERATION)**  
Exempt under provisions of Paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

X Dorothea Nasternak January 3, 2019  
Grantor or Agent Date

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DOROTHEA NASTERNAK, a widow and surviving joint tenant of THADEUS W. NASTERNAK, her husband, now deceased is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

[IMPRESS SEAL HERE]

Given under my hand and official seal, this 3<sup>rd</sup> day of January, 2019.

Commission expires February 25, 2020

Owen G. Glennon  
NOTARY PUBLIC



This instrument was prepared by: OWEN G. GLENNON ATTORNEY AT LAW 14210 WOODWARD DRIVE ORLAND PARK, IL 60462-2321

## LEGAL DESCRIPTION

UNIT 4-304 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GLENLAKE CONDOMINIUM NO. 2 AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 99465987, AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTH FRACTIONAL HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THE GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, HER SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P4-13 AND STORAGE SPACE NUMBER 24-13 WHICH ARE LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99-465987 AND CONVEYED BY DEED TO THE GRANTOR AS THE INTEREST IS RECORDED IN THE DEED RECORDED AS DOCUMENT NUMBER 99620430.

**MAIL TO:**  
OWEN G. GLENNON  
ATTORNEY AT LAW  
14210 WOODWARD DRIVE  
ORLAND PARK, IL 60462-2321

**SEND SUBSEQUENT TAX BILLS TO:**  
Dorothea Nasternak  
4210 Natchez Unit 304  
Chicago, IL 60634

# UNOFFICIAL COPY

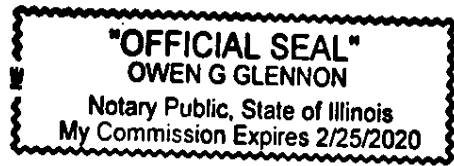
## STATEMENT BY GRANTOR AND GRANTEE

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.

Date: 1/3/2019 Signature X Dorothea Nasternak  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID Grantor THIS  
3rd DAY OF January, 2019.

NOTARY PUBLIC Owen G Glenn

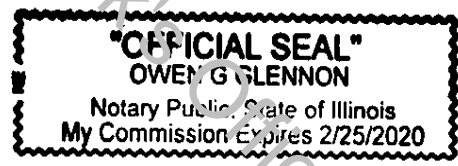


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Date: 1/3/2019 Signature X Dorothea Nasternak  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID Grantee THIS  
3rd DAY OF January, 2019.

NOTARY PUBLIC Owen G Glenn



Permanent Index Number (PIN): 13-18-409-074-1017

Addres(es) of Real Estate: 4210 N. Natchez Unit #304 Chicago, IL 60634

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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]