

UNOFFICIAL COPY

DEED IN TRUST

The GRANTOR, **ALAN WAYNE ZIELINSKI**, married to **Margaret Louise Sherman**, of the City of Park Ridge, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to **Alan Wayne Zielinski**, of **510 Grand Blvd., Park Ridge, IL 60068**, as trustee of the **Alan Wayne Zielinski Declaration of Trust dated December 28, 2007**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate: (See attached for legal description.)

Permanent Index Number (PIN): 09-25-210-037-0000

Address of Real Estate: 7634-7640 N. Milwaukee Ave., Niles, IL 60714

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 to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire 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 earnings, 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.

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.

The Grantor hereby 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.



Doc# 1907816007 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/19/2019 10:51 AM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

19-Mar-2019



COUNTY: 0.00

ILLINOIS: 0.00

TOTAL: 0.00


09-25-210-037-0000

| 20190201695508


| 0-735-753-632

JA

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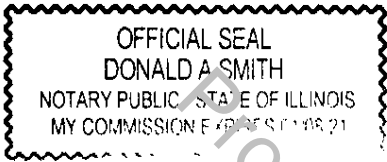

Alan Wayne Zielinski

DATED this 24th day of January, 2019

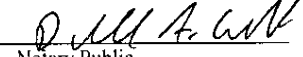

Margaret Louise Sherman, who is signing solely to waive homestead

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 **Alan Wayne Zielinski, married to Margaret Louise Sherman, and Margaret Louise Sherman** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.



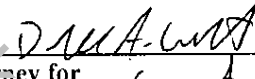
Given under my hand and official seal, this 24th day of January, 2019

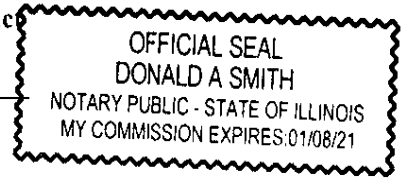
Commission expires January 8, 2021 
Notary Public

This instrument was prepared by: Donald A. Smith, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act

January 24, 2019
Dated


Attorney for Grantor



LEGAL DESCRIPTION

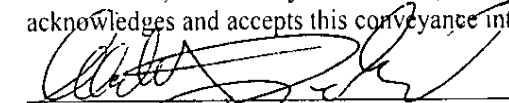
LOT ONE (1) IN MILWAUKEE-HARLEM SUBDIVISION, OF THE NORTH HALF (1/2) OF THAT PART LYING WEST OF MILWAUKEE AVENUE OF LOT 18, IN THE CIRCUIT COURT PARTITION OF THE SOUTH HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF THE NORTH HALF (1/2) OF THE SOUTHEAST QUARTER (1/4) AND THE SOUTHWEST QUARTER (1/4) OF THE SOUTHEAST QUARTER (1/4) OF SECTION 25, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART WEST OF EAST LINE OF ROAD, OF NORTHWEST QUARTER (1/4) OF SECTION 30, TOWN 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Send subsequent tax bills to:

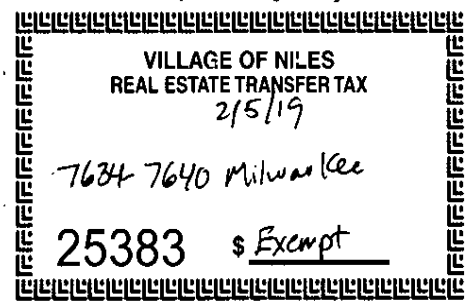
Mail To Donald A. Smith, Esq.
241 Golf Mill Prof. Bldg., Suite 800
Niles, IL 60714

Mr. Alan Wayne Zielinski
510 Grand Blvd.
Park Ridge, IL 60068

The Grantee, **Alan Wayne Zielinski**, as Trustee under the provisions of a trust dated December 28, 2007, hereby acknowledges and accepts this conveyance into the said trust.


Alan Wayne Zielinski, as trustee as aforesaid

OR Recorder's Office Box No. _____



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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 July 24, 2019

Signature:

D. M. A. [Signature]
Grantor or agent

Subscribed and sworn to
before me this 24th day
of July, 2019.
Deborah B. Dexter
Notary Public



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.

Dated July 24, 2019

Signature:

D. M. A. [Signature]
Grantee or agent

Subscribed and sworn to
before me this 24th day
of July, 2019.
Deborah B. Dexter
Notary Public

