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DEED IN TRUST



Doc# 1910706092 Fee \$46.00

SHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2019 12:34 PM PG: 1 OF 5

The Grantor, George Mitrofski and Maria Mitrofski, husband and wife of Palos Hills, County of Cook, State of Illinois convey and quitclaim to George Mitrofski and Maria L. Mitrofski of 9047 Oak Crest Lane, Palos Hills, IL 60465 as Trustees under the provisions of a declaration of trust known as the George Mitrofski and Maria L. Mitrofski Trust dated March 6, 2019 and to all and every successor or successors in trust under the trust declaration, the following described real estate in the Cook County, Illinois.

See Attached

Street Address: 4612 South Western Ave, Chicago, IL 60609

Permanent Index Number: 19-01-426-091-0000

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

Date: MARCH 6TH 2019 

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the purposes set forth in this deed and in the declaration of trust

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises 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 the 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 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises 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

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owning the same to dealt with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 to the trust, or be obliged or privileged to inquire into any of the terms of the declaration of trust; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the 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 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 predecessor in trust.

The grantor hereby expressly waives and releases 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 has signed this deed on March 6, 2019, 2019.


George Mitrofski


Maria Mitrofski

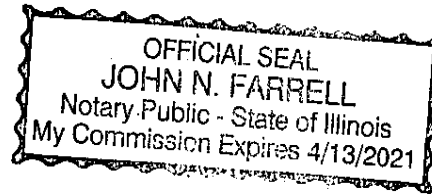
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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the county and state aforesaid, do hereby certify that George Mitrofski and Maria Mitrofski is 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 purposed herein set forth, including the release and waiver of the right of homestead.

Dated: March 6, 2019

John N. Farrell
Notary Public



This deed was prepared by John N. Farrell, Farrell, Tracy & Farrell, Attorneys at Law, 10610 S. Cicero Avenue, Oak Lawn, IL 60453.

Mail to:
John N. Farrell
Farrell, Tracy and Farrell
10610 S. Cicero Ave.
Oak Lawn, IL 60453

Send Subsequent Tax Bills To:
George Mitrofski & Maria Mitrofski
9047 Oak Crest Lane
Palos Hills, IL 60465

REAL ESTATE TRANSFER TAX 17-Apr-2019



CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *

19-01-426-091-0000 | 20190401649236 | 1-102-883-744

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

REAL ESTATE TRANSFER TAX 17-Apr-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

19-01-426-091-0000 | 20190401649236 | 0-566-012-832

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LEGAL DESCRIPTION

THE SOUTH 3 FEET OF LOT 4 AND LOT 5 (EXCEPT THE SOUTH 2 FEET THEREOF) IN JOSEPH W. HOUGH'S BOULEVARD ADDITION, BEING A SUBDIVISION OF LOTS 13 AND 14 OF N.P. INGLEHARTS SUBDIVISION OF THE EAST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 March 6, 2019

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said George Mitrofski
This 6th day of March, 2019
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Date March 6, 2019

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Marya Mitrofski
This 6th day of March, 2019
Notary Public [Signature]



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