

THE GRANTOR(S), STEVEN P. KARLOWSKI, a married person, of 2452 Hawthorne Ave., Westchester, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the following GRANTEE(S):

STEVEN PAUL KARLOWSKI and CAROL ANN PUNZIO KARLOWSKI, Trustees, under the KARLOWSKI LIVING TRUST, dated January 12, 2018, of 2452 Hawthorne Ave., Westchester, County of Cook, State of Illinois,



Doc# 1910734046 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/17/2019 11:41 AM PG: 1 OF 3

all of the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 303 in the 2007 North Sedgwick Condominium, as delineated on a Survey of the following described real estate:
PARCEL 1: Lots 12 and 13 in the Subdivision of the West Half of Lot 7 in Block 31 of the Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois. ALSO:
PARCEL 2: Lot 5 in Lindgren Wolcott and Gees Resubdivision of Lots 1, 2, 3, 4 and 5 in the Subdivision of Lots 14, 15, 16 and 17 in the Subdivision of the West Half of Lot 7 in Kuhn's Subdivision of Block 31 of the Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium filed as Document No. 24909585, together with its undivided percentage interest in the common elements.

Property Address: 2007 N. Sedgwick St., #303, Chicago, IL 60614
Property Index Number: 14-33-207-052-1014

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trust(s) and for the uses and purposes herein and in the trust agreement(s) set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or 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 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 the trust agreement; 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (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 its, his, her, or their predecessor in trust.

SB



UNOFFICIAL COPY

THIS IS NOT HOMESTEAD PROPERTY.

GRANTOR(S):

The undersigned Grantor(s) signed this Warranty Deed in Trust on JANUARY 26, 2019 (date).

Steven P. Karlowski (Seal)
STEVEN P. KARLOWSKI

REAL ESTATE TRANSFER TAX		17-Apr-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
14-33-207-052-1014 20190401648958 1-772-145-568		

ACCEPTANCE BY GRANTEE(S):

The undersigned Grantee(s) accepted this Warranty Deed in Trust on _____ (date).

Steven Paul Karlowski (Seal)
STEVEN PAUL KARLOWSKI, Trustee
KARLOWSKI LIVING TRUST, dated January 12, 2018

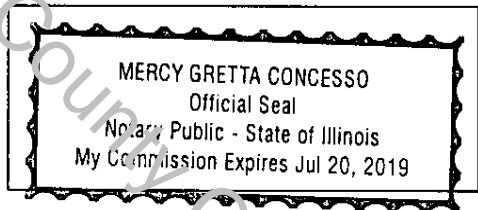
Carol Ann Punzio Karlowski (Seal)
CAROL ANN PUNZIO KARLOWSKI, Trustee
KARLOWSKI LIVING TRUST, dated January 12, 2018

State of IL)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN P. KARLOWSKI, grantor, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, on 1/26/19 (date).

Mercy Gretha Concesso
Notary Public



State of IL)
County of COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVEN PAUL KARLOWSKI and CAROL ANN PUNZIO KARLOWSKI, grantees, 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.

Given under my hand and notarial seal, on 1/26/19 (date).


Mercy Gretha Concesso
Notary Public



This instrument prepared by: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015
Mail this recorded document to: Theodore D. Kuczek, Kuczek & Associates, Post Office Box 208, Deerfield, IL 60015

Grantee's address: Steven and Carol Karlowski, 2452 Hawthorne Ave., Westchester, IL 60154-5332
Mail future tax bills to: Steven and Carol Karlowski, 2452 Hawthorne Ave., Westchester, IL 60154-5332

"Exempt under provisions of paragraph (e) of 35 ILCS 200/31-45 Real Estate Transfer Tax Law."
2-26-19 [Signature]
Date Representative

REAL ESTATE TRANSFER TAX		17-Apr-2019
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
14-33-207-052-1014 20190401648958 1-708-436-384		

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

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 2 | 9 | 2019

SIGNATURE: Steven P Karlowski
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

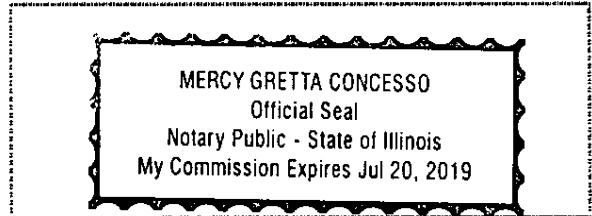
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Steven Karlowski

On this date of: 2 | 9 | 2019

NOTARY SIGNATURE: Mercy Gretta Concesso

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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: 2 | 9 | 2019

SIGNATURE: Steven Paul Karlowski
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature

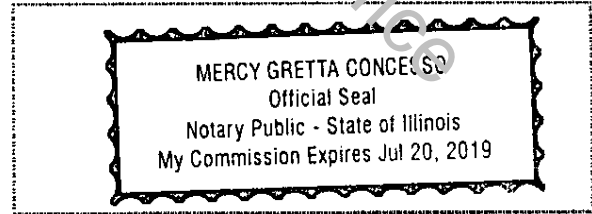
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 2 | 9 | 2019

NOTARY SIGNATURE: Mercy Gretta Concesso

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)