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1911447020D

**DEED IN TRUST
(ILLINOIS)**

Doc# 1911447020 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/24/2019 10:09 AM PG: 1 OF 3

THE GRANTORS, JEROME M. BALCERAK and DEBORAH L. BALCERAK, husband and wife, of 11620 S. Lawler, Alsip, IL 60803, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby

CONVEYS and Quit Claims to JEROME M. BALCERAK and DEBORAH L. BALCERAK, as Co-Trustees, of THE BALCERAK FAMILY TRUST dated March 15, 2019, of 11620 S. Lawler, Alsip, IL 60803, the following described real estate:

LOT 2 IN BALCERAK'S RESUBDIVISION OF THE SOUTH 120 FEET OF LOT 121 IN CICERO AVENUE ACRES, BEING A SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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

P.I.N.: 24-21-410-022-0000

Address(es) of real estate: 11620 S. Lawler
Alsip, IL 60803

3-15-19

Date

Buyer,

Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries

**VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX**

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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 into 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 person 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.

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 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.

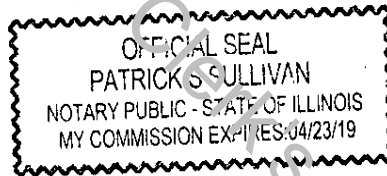
The Grantors hereby waive, and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 15 day of March, 2019.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Jerome M Balcerak (SEAL) Deborah L Balcerak (SEAL)
 JEROME M. BALCERAK DEBORAH L. BALCERAK

State of Illinois,
County of Will, ss.



I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Jerome M. Balcerak and Deborah L. Balcerak, husband and wife, personally known to me to be the same person(s) whose name(s) 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 the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of March, 2019.

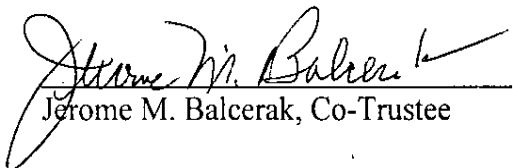
[Signature] NOTARY PUBLIC My Commission expires: 4-23-19

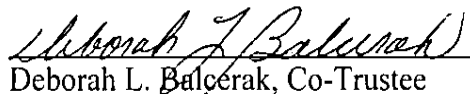
REAL ESTATE TRANSFER TAX		24-Apr-2019	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00
24-21-410-022-0000 20190301634332 1-007-770-528			

VILLAGE OF ALSIP
EXEMPT REAL ESTATE
TRANSFER TAX

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JEROME M. BALCERAK and DEBORAH L. BALCERAK, as Co-Trustees of THE BALCERAK FAMILY TRUST DATED MARCH 15, 2019, hereby accept the property legally described in this Deed as part of said Trust (executed pursuant to 760 ILCS 5/6.5).


Jerome M. Balcerak, Co-Trustee


Deborah L. Balcerak, Co-Trustee

MAIL TO:

Patrick S. Sullivan
10075 W. Lincoln Highway
Frankfort, IL 60423

SEND SUBSEQUENT TAX BILLS TO:

Jerome M. Balcerak and Deborah L. Balcerak
11620 S. Lawler
Alsip, IL 60803

This instrument was prepared by: Patrick S. Sullivan, Attorney at Law, 10075 W. Lincoln Highway, Frankfort, IL 60423 (708) 349-9333

Property of Cook County Clerk's Office

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TRANSFER TAX