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**DEED IN TRUST
(ILLINOIS)
EXEMPT**

THE GRANTORS

**Edward J. Matushek, Jr. and Phyllis
A. Matushek, Husband and Wife**

Doc# 1924246111 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/30/2019 12:28 PM PG: 1 OF 4

Above space for Recorder's Office Only

of the Village of Tinley Park and State of Illinois for and in consideration of the sum of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Edward J. Matushek, Jr., and Phyllis A. Matushek, as Trustees under the terms and provisions of a certain Trust Agreement dated the 23rd day of August, 2019 and designated as the Edward J. Matushek, Jr. and Phyllis A. Matushek Living Trust, 17343 S. Ozark Avenue, Tinley Park, Illinois 60477 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**Lot 22 in Block 7 in Sundale Ridge, a Subdivision of Part of the South East ¼ of Section 25
And also Part of the East ½ of the South West ¼ of Section 25, Township 36 North, Range
12 East of the Third Principal Meridian, in Cook County, Illinois**

Permanent Real Estate Index Number(s): 27-25-308-020

Address(es) of real estate: 17343 S. Ozark Avenue, Tinley Park, Illinois 60477

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 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



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REAL ESTATE TRANSFER TAX		30-Aug-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
27-25-308-020-0000	20190801676064	0-673-915-488

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, **Edward J. Matushek III** is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.


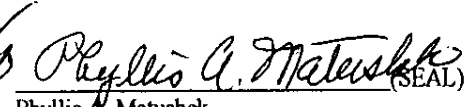
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 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 release 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.

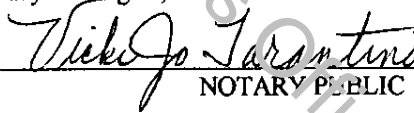
DATED this 23rd day of August, 2019

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

	
Edward J. Matushek, Jr. (SEAL)	Phyllis A. Matushek (SEAL)
_____ (SEAL)	_____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Edward J. Matushek, Jr. and Phyllis A. Matushek**, 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 23rd day of August, 2019.
 Commission expires August 20, 2022 
 NOTARY PUBLIC

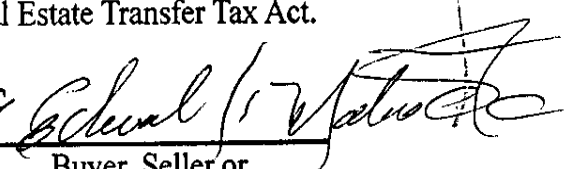
This instrument was prepared by: George R. Kosinski, 9700 West 131st. Street, Suite 200, Palos Park, Illinois 60464

MAIL TO:
George R. Kosinski
9700 W. 131st Street, Ste 200 W.
Palos Park, Illinois 60464

SEND SUBSEQUENT TAX BILLS TO:
Edward J. Matushek, Jr. and Phyllis A. Matushek
17343 S. Ozark Avenue
Tinley Park, Illinois 60477

OR
Recorder's Office Box No. _____

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

8-23-19 
 Date Buyer, Seller or Representative

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[Faint, illegible text from a document, possibly a court order or legal notice, is visible through the page. The text is mostly obscured by the watermark and is difficult to read.]

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