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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

EDHARD 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 T.nk.v 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 certrin Trust Agreement dated the 23rd day of August, 2019 and designated as the Edward J. Matushek, Jr. and Pnyllis A. Matushek Living Trust, 17343 S. Ozark Avenue, Tinley Park, Illinois 60477 and to any and all successor 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 Riag, 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): 27-25-308-029

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

TO HAVE AND TO HOLD said real estate and appurtenances therete 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 chany 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. (c) 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 leave.
- 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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RECORDER OF DEEDS

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	30-Aug-2019
REAL ESTATE TRANSFER	TAX
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	ILLINOIS: 0.00
	TOTAL: 0.00

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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.

such case made and provided.	
The Granto's hereby waive and release Statutes of the State of Phinois providing for the exemption	any and all right and benefit under and by virtue of the of homestead from sale or execution or otherwise.
DATI	ED this 23 rd day of August, 2019
PLEASE FRINT OR Edward J. Majushek, Jr.	Phyllis A. Matushek Phyllis A. Matushek
TYPE NAMES BELOW SIGNATURE(S) (SEAI	.)(SEAL)
Matushek, Husband and	Wife reponally known to me to be the same person(s)
VICKI JO TARANTINO NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/20/22 forth, including the releas	Cand waiver of the Louis Countries and
Given under my hand and official seal, this	day of August, 2019.
Commission expires Cluqued 20, 20 22	NOTARY PUBLIC
This instrument was prepared by: George R. Kosinski, 970 60464	0 West 131st. Street, Suite 200, Palos Park, n'inois
MAIL TO: George R. Kosinski 9700 W. 131 st 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.
	- ICPLINE

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Representative

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

1 10 10	
Date 777	
Signature: Church & Molow	
Signature	Grantor or Agent
Subscribed and swor to before me by the said this 23 day of August 2019. Notary Public Tuki Jo Jarantino	OFFICIAL SEAL VICKI JO TARANTINO NOTARY PUBLIC: STATE OF ILLINOIS MY COMMISSION EXPIRES:08/20/22
The grantee or his agent affirms and verifies that the name assignment of beneficial interest in a land the either a national corporation authorized to do business or acquire and hold authorized to do business or acquire and hold title real est recognized person and authorized to do business or acquire	title to real estate in Illinois, a partnership
of Illinois.	28
Signature School of Afalists	Grantee or Agend
Subscribed and sworn to before	Τ΄
me by the said this 23 day of August 2019.	OFFICIAL SEAL VICKI JO TARANTINO IOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/20/22
Note: Any person who knowingly submits a false statement concern	ing the identity of a grantee shall be guilty o. a Class C

misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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

(f. Vendre/vorms/grantee word)