

# UNOFFICIAL COPY

Deed in Trust  
Illinois

GRANTOR(S) John Tylka of the City of Chicago, County of Cook, State of Illinois, and Mitch Kasperek also known as Mitch Kasperek, of the Village of Morton Grove, the County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00)



\*19252341160\*

Doc# 1925234116 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/09/2019 11:48 AM PG: 1 OF 5

DOLLARS, other good and valuable consideration in hand paid, CONVEY and Warrant unto JOHN TYLKA AND MITCH KASPEREK, as Co-Trustees, under the provisions of a trust agreement dated the 16th day of August, 2019, and known as Trust Number 818 (hereinafter referred to as "said trustee" regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, State of Illinois, State of Illinois, to wit:

See attached hereto Exhibit "A" and incorporated herein by reference.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises 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 said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 praesenti or futuro, and upon any terms and for any terms and 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

and to amend, change or modify leases and the terms and provisions thereof at any time hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract

S Y  
P 5  
S      
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SC      
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INT AB

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respecting the manner of fixing the amount of present and 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 said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 Indenture and by said 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 in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 or their predecessor in trust.


The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

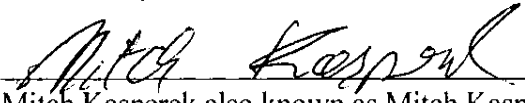
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.


And the grantor(s) hereby waive(s) and release(s) 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 the sale on execution or otherwise.

In Witness Whereof, the grantor(s) has hereunto set their hands and seals this 16th day of August, 2019.

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\_\_\_\_\_  
John Tylka (SEAL)

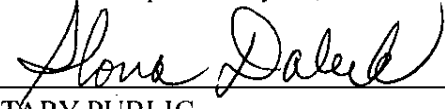
  
\_\_\_\_\_  
Mitch Kasperek also known as Mitch Kasperek (SEAL)

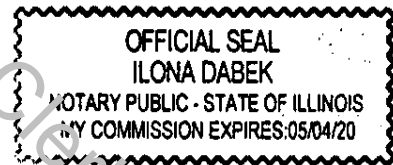
		REAL ESTATE TRANSFER TAX	09-Sep-2019
State of Illinois	)		<b>CHICAGO:</b> 0.00
	) SS		<b>CTA:</b> 0.00
County of Cook	)		<b>TOTAL:</b> 0.00 *
		17-04-450-024-0000   20190901684082   0-952-633-952	
* Total does not include any applicable penalty or interest due.			

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Tylka and Mitch Kasperek also known as Mitch Kasperek 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 16th day of August, 2019.

Commission expires May 04, 2020

  
\_\_\_\_\_  
NOTARY PUBLIC

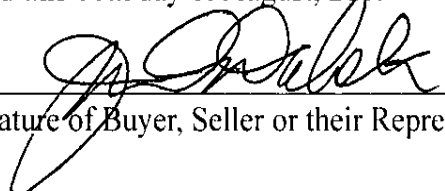




Prepared by/Mail to: John C. Dabek Attorney at Law 8043 N. Milwaukee Ave. Niles, IL 60714

## STATE OF ILLINOIS DEPARTMENT OF REVENUE STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Dated this 16th day of August, 2019

  
\_\_\_\_\_  
Signature of Buyer, Seller or their Representative

		REAL ESTATE TRANSFER TAX	09-Sep-2019
		<b>COUNTY:</b>	0.00
		<b>ILLINOIS:</b>	0.00
		<b>TOTAL:</b>	0.00
		17-04-450-024-0000   20190901684082   1-791-484-512	

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EXHIBIT A

LEGAL DESCRIPTION:

THE SOUTH 21.00 FEET OF LOT 1 IN CANAL TRUSTEE'S SUBDIVISION OF SOUTH FRACTIONAL 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 17-04-450-024-0000

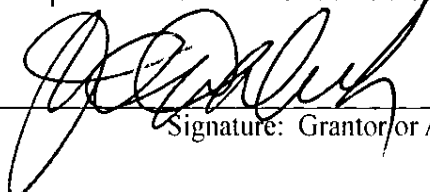
PROPERTY ADDRESS: 818 N. STATE STREET CHICAGO, ILLINOIS 60610

Property of Cook County Clerk's Office


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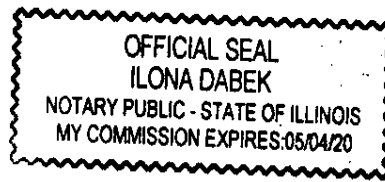
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

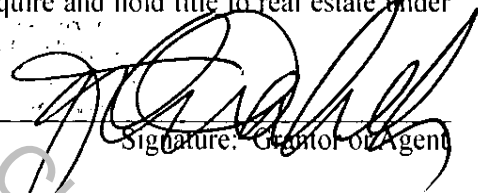
  
\_\_\_\_\_  
Signature: Grantor or Agent

Subscribed and sworn to before me by John C. Dabek this 16th day of August, 2019.

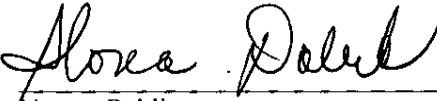
  
\_\_\_\_\_  
Notary Public

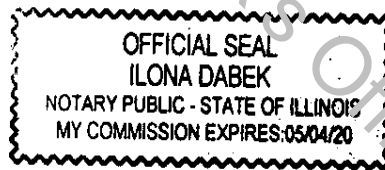


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and hold title to real estate under the laws of the State of Illinois.

  
\_\_\_\_\_  
Signature: Grantor or Agent

Subscribed and sworn to before me by John C. Dabek this 16th day of August, 2019.

  
\_\_\_\_\_  
Notary Public



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.]