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Doc#: 1926917070 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/26/2019 11:39 AM Pg: 1 of 4

Dec ID 20190901600508
ST/CO Stamp 0-388-695-648 ST Tax \$21.00 CO Tax \$10.50
City Stamp 0-139-229-792 City Tax: \$220.50

4/04 7519 mwd 111

WARRANTY DEED IN TRUST

INDIVIDUAL
GIT Statutory (ILLINOIS)

THE GRANTOR, **PREFERRED REALTY I LLC**, an Illinois limited liability company, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS in hand paid, CONVEY and WARRANT to **Joseph V Grobarek & Lorraine D Grobarek**, husband and wife, of City of Chicago, County of Cook, State of Illinois, as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

SEE EXHIBIT A, ATTACHED HERETO.

*** Uses and Purposes*
SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 13th day of ~~January, 2017~~ *September 2019*

PREFERRED REALTY I LLC, an Illinois limited liability company

By: 
Tomel Bliton, Manager

** AS CO-TRUSTEES OF THE JOSEPH V. GROBAREK AND LORRAINE D. GROBAREK JOINT REVOCABLE TRUST AGREEMENT DATED NOVEMBER 23, 2015
** TO HAVE AND TO HOLD SUBJECT TO THE USES AND PURPOSES ATTACHED HERETO ON EXHIBIT "B" AND MADE A PART HEREOF.*

Permanent Real Estate Index Number:
Address of Real Estate:

14-21-101-054-1529
655 W. Irving Park, Unit B-48, Chicago, IL 60613,
Rd.



Mail To:


Send Subsequent Tax Bills To:

Gregory G. Castaldi
5521 N. Cumberland Ave. #1109
Chicago, IL 60656

v.
Joseph Grobarek
655 W. Irving Park
Chicago IL 60613,

This instrument was prepared by Elyahu Morgenstern, PreroLaw, P.C., 8424 Skokie Blvd., #200, Skokie, IL 60077

REAL ESTATE TRANSFER TAX		25-Sep-2019
	COUNTY:	10.50
	ILLINOIS:	21.00
	TOTAL:	31.50
14-21-101-054-1529 20190901600508 0-388-695-648		

REAL ESTATE TRANSFER TAX		25-Sep-2019
	CHICAGO:	157.50
	CTA:	63.00
	TOTAL:	220.50 *
14-21-101-054-1529 20190901600508 0-139-229-792		
* Total does not include any applicable penalty or interest due.		

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STATE OF Illinois)
)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Tomer Bitton, as a Member of PREFERRED REALTY I LLC, an Illinois limited liability company personally appeared before me this day in person, and acknowledged that he has signed, sealed and delivered the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 13 day of SEPTEMBER, 2019.



Donna K. Ashridge
Notary Public
Commission expires JUNE 21, 2022

Notary of Cook County Clerk's Office

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Exhibit

Uses and Purposes

THIS EXHIBIT IS ATTACHED TO AND MADE A PART OF THE DEED

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 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, the Trustee appointed in the Trust 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.

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EXHIBIT A

UNIT B48 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN PARK PLACE TOWER I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0011020878, AS AMENDED, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property address: 655 West Irving Park Road Unit B48 Chicago, IL 60613
Tax Number: 14-21-101-054-1529

Property of Cook County Clerk's Office