

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Return To:  
James J. Kash  
6545 W Archer Ave.  
Chicago, Illinois 60638

Prepared by:  
James J. Kash, Attorney at Law  
6545 W. Archer  
Chicago, Illinois 60638

Mail Tax bill to:  
Robert and Marilyn Ganta  
5810 S Natchez  
Chicago, Illinois 60638



Doc# 1927622069 Fee \$88.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
EDWARD H. MOODY  
COOK COUNTY RECORDER OF DEEDS  
DATE: 10/03/2019 11:22 AM PG: 1 OF 3

THE GRANTORS, Robert A. Ganta, and Marilyn Ganta, a married couple, of the County of Cook and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, convey and warrant unto Robert Ganta and Marilyn Ganta, as Trustee under the provisions of a Trust Agreement dated the 24<sup>th</sup> day of September, 2019, and known as Robert and Marilyn Ganta Trust (hereinafter referred to as "said trustee", regardless of the number of trustees) 5810 S Natchez, Chicago, Illinois 60638 and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois to wit:

Lot 4 (except the North 15 Feet thereof) and all of Lot 5 in Resubdivision of Block 54 in Bartlett's 4<sup>th</sup> Addition to Bartlett's Highlands, a Subdivision of the East 1/2 of the Northeast 1/4 of Section 38, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

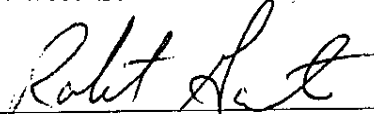
PIN: 19-18-229-029-0000 ~~19-18-229-074-0000~~

Common Address: 5810 S Natchez, Chicago, Illinois 60638


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. See below for terms & powers of trustee. The said grantors hereby expressly waive and release 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 sale on execution or otherwise.

Subject To: General taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements if any, so long as they do not interfere with the current use and enjoyment of the Real Estate

IN WITNESS WHEREOF, the Grantors have hereunder set their hand and seal this 24<sup>th</sup> day of September, 2019.



  
\_\_\_\_\_  
Robert Ganta (SEAL)

  
\_\_\_\_\_  
Marilynn Ganta (SEAL)

REAL ESTATE TRANSFER TAX	03-Oct-2019
 CHICAGO:	0.00
CTA:	0.00
<b>TOTAL:</b>	<b>0.00 *</b>

19-18-229-029-0000 | 20191001606601 | 0-935-913-056

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	03-Oct-2019
 COUNTY:	0.00
 ILLINOIS:	0.00
<b>TOTAL:</b>	<b>0.00</b>

19-18-229-029-0000 | 20191001606601 | 0-496-637-536

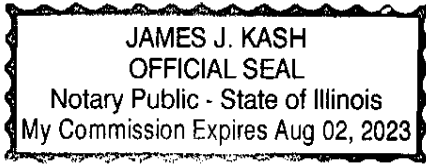
S Y  
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STATE OF ILLINOIS, COUNTY OF COOK )) ss

I, the undersigned, certify that Robert Ganta and Marilynn Ganta, a married couple, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this this 24th day of September, 2019.



*James J. Kash*  
Notary Public

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide 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 part thereof, from time to time in possession or reversion; leases to commence in praesenti or futuro, and upon any terms and periods of time and to amend, change or modify leases and the terms and provisions thereof at time or times hereafter, to contract to make leases and to grant options to 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, contacted to be sold, leased or mortgage 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 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 a successor or successors in trust, that such successor to 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.

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

9/24/19 Marilynn Ganta  
Date Grantor/Agent

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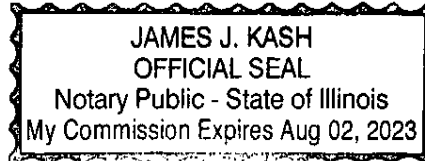
## STATEMENT BY GRANTOR AND GRANTEE

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

Dated: September 24, 2019

Signature: *Marilynn Ganta*  
Grantor or Agent

Subscribed and sworn to before me by *Marilynn Ganta* this 24th day of September, 2019.



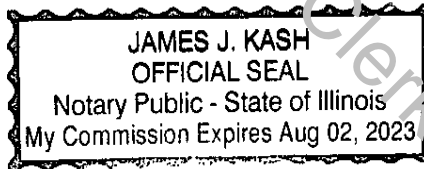
*James J. Kash*  
NOTARY PUBLIC

The grantee or his agent affirms and verifies that 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.

Dated: September 24, 2019

Signature: *Marilynn Ganta*  
Grantee of Agent

Subscribed and sworn to before me by *Marilynn Ganta* this 24th day of September, 2019.



*James J. Kash*  
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.