

**WARRANTY
DEED IN TRUST
(Illinois)**

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Mail to:
Alan M. Abrams
6647 Burton Woods Dr.
Whitehall, MI 49461

Doc# 1932210089 Fee \$93.00

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

EDWARD H. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/18/2019 02:29 PM PG: 1 OF 3

Subsequent Tax Bills to
Krystyna Kowalczyk-Perdew
6933 Tranquil Trail
Whitehall, MI 49461

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH THAT the Grantor, **Krystyna Kowalczyk-Perdew (f.k.a. Krystyna Kowalczyk)**, of the County of Muskegon and the State of Michigan for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and warrants unto the Grantee:

Krystyna Kowalczyk-Perdew, not individually but solely as Trustee of the Krystyna Kowalczyk-Perdew Trust Under an Agreement dated September 25, 2019 whose address is 6933 Tranquil Trail, Whitehall, MI 49461 and all successor or successors in trust, all right, title and interest in the following described real estate situated in the County of Cook and the State of Illinois, to wit,

Unit 4247-3A together with its undivided percentage interest in the common elements in Arlington Grove Condominiums as delineated and defined in the Declaration recorded as document number 25364419 as amended from time to time, in the North 1/2 of Section 1, Township 42 North, Range 10 east of the third Principal Meridian in Cook County, Illinois

Exempt Real Estate Transfer

This instrument is exempt from

Transfer tax under ILCS 200/31-46

Paragraph 2 and Cook County Ordinance

Section 1, 1993 Sec 74-106 (c) Paragraph 5

Verified by Alan M Abrams, attorney for Krystyna Kowalczyk-Perdew

Alan M Abrams, September 25, 2019

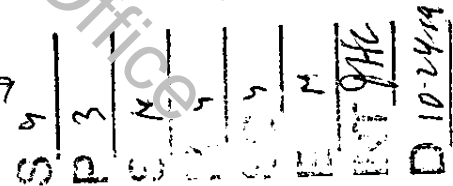
Exempt under Provisions of Paragraph E
Section 31-45, Real Estate Transfer Tax

Date: September 25, 2019

/s/ Krystyna Kowalczyk-Perdew
Krystyna Kowalczyk-Perdew
(f.k.a. Krystyna Kowalczyk)

Permanent Real Estate Index No.: 02-01-200-083-1359

Address of Real Estate: 4247 Jennifer LN Unit #3A, Arlington Heights, IL 60004



Subject To: 1 General real estate taxes due and owing and for subsequent years, 2 Covenants, conditions and restrictions of record, 3 Private, public and utility easements 4 Governmental taxes or assessments for improvements not yet completed.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of

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leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

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

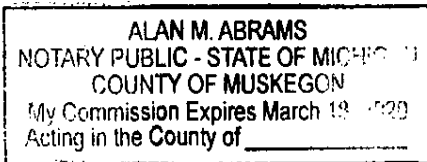
And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 25th day of September, 2019

/s/ Krystyna Kowalczyk-Perdew
Krystyna Kowalczyk-Perdew (f.k.a. Krystyna Kowalczyk)

The forgoing transfer of title/conveyance is hereby accepted by Krystyna Kowalczyk-Perdew of Muskegon County Michigan, as Trustee under the provisions of the Krystyna Kowalczyk-Perdew Trust Under an Agreement dated September 25, 2019.

/s/ Krystyna Kowalczyk-Perdew
Krystyna Kowalczyk-Perdew as Trustee



STATE OF Michigan)
)ss
COUNTY OF Muskegon)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 she signed, sealed and delivered the instrument as her 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 notarial seal this 25th day of September, 2019.

Alan M. Abrams
Alan M. Abrams Notary Public

My commission expires: March 18, 2020

This instrument was prepared without title examination or opinion by: Alan M. Abrams 6647_Burton.Woods.Dr. Whitehall, MI 49461 231-894-8267

REAL ESTATE TRANSFER TAX		28-Oct-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-01-200-083-1359 20191001616634 0-522-305-888		

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 9 | 25 | 2019

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Alan M Abrams

By the said (Name of Grantor): Krystyna Kowalczyk-Pendzu

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 25 | 2019

NOTARY SIGNATURE: [Signature]

ALAN M. ABRAMS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MUSKEGON
My Commission Expires March 18, 2020
Acting in the County of _____

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9 | 25 | 2019

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Alan M Abrams

By the said (Name of Grantee): Krystyna Kowalczyk-Pendzu

AFFIX NOTARY STAMP BELOW

On this date of: 9 | 25 | 2019

NOTARY SIGNATURE: [Signature]

ALAN M. ABRAMS
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MUSKEGON
My Commission Expires March 18, 2020
Acting in the County of _____

CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)