

# UNOFFICIAL COPY

A12232019 1/2  
TRUSTEE'S  
DEED IN TRUST



Doc# 1935813195 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/24/2019 12:39 PM PG: 1 OF 4

This indenture made this 14TH day of November, 2019, between Jan Lukanus and Monika Lukanus, husband and wife, of the Lemont, County of Cook and State of Illinois party of the first part, and MONIKA LUKANUS A/K/A MONIKA ZOFIA LUKANUS and JAN LUKANUS A/K/A JAN JOZEF LUKANUS, as Co-Trustees under the provisions, of a certain Trust Agreement dated November 14, 2019, and known as Trust Number 101 (hereinafter referred as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, party of the second part.

WITNESSETH, That said party of the first part in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate, situated in Cook County, Illinois, to wit:

LOT 57 IN BIG RUN ACRES UNIT TWO SUBDIVISION OF PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 22-31-307-004-0000

commonly known as 1275 Fairway Drive, Lemont, Illinois 60439.

TO HAVE AND TO HOLD the same unto said party of the second part, together with the tenements and appurtenances thereunto belonging and to the proper use, benefit, and behalf of said party of the second part.

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 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 each successor or successors in trust all of the title, estate, powers, and

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P 1/4/19  
S  
CO  
BY [Signature]

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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 on 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 on 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 or times 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 respecting the manner of fixing the amount of present or 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 on 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 on all beneficiaries thereunder, (c) that said trustee was duly authorized to execute 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, duties, and obligations of its, his, her, 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.

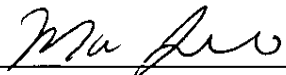
If the title to any above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations," or words of similar import, in accordance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

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

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IN WITNESS WHEREOF, said party of the first part has set his hand hereunto and seal and has caused her name to be signed to those presents on this 14th day of November, 2019.

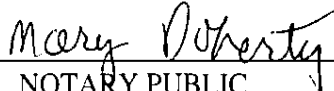
  
\_\_\_\_\_, (seal)  
Jan Lukanus

  
\_\_\_\_\_, (seal)  
Monika Lukanus

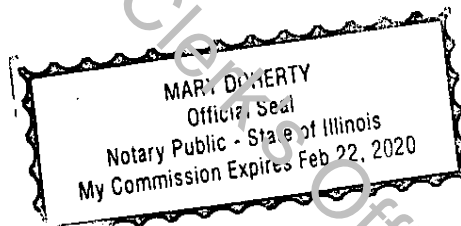
State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Jan Lukanus and Monika Lukanus of Lemont, Cook County, Illinois, personally known to me to be the same persons whose name are 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 Notarial Seal this 14th day of November, 2019.



Commission expires Feb. 22, 2020   
NOTARY PUBLIC

This instrument was prepared by:  
Betty Strama Brown  
Strama Brown Law Firm, P.C.  
7826 W. 103<sup>rd</sup> Street  
Palos Hills, Illinois 60465



AFTER RECORDING, PLEASE MAIL TO:  
Jan Lukanus and Monika Lukanus  
1275 Fairway Drive  
Lemont, Illinois 60439

Send tax bills to:  
Jan Lukanus and Monika Lukanus  
1275 Fairway Drive  
Lemont, Illinois 60439

REAL ESTATE TRANSFER TAX		24-Dec-2019
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

22-31-307-004-0000 | 20191201672606 | 1-954-411-872


County-Illinois Transfer Stamps  
Exempt Under Provision of  
Section 31-45, Paragraph E  
Real Estate Transfer Tax Law

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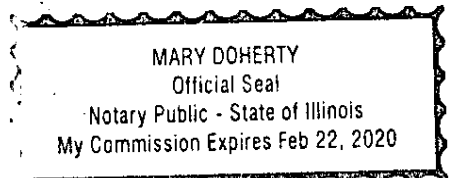
## STATEMENT BY GRANTOR AND GRANTEE

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 Nov. 14, 2019

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Jan Lukanus  
This 14th day of Nov., 2019  
Notary Public Mary Doherty

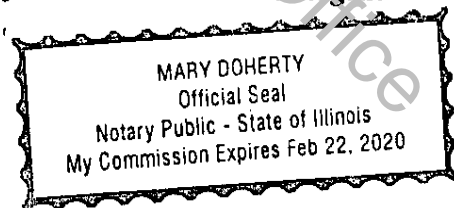


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Nov. 14, 2019

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Jan Lukanus  
This 14th day of Nov., 2019  
Notary Public Mary Doherty



**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.)