

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc# 2003017061 Fee \$88.00

THE GRANTOR,

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

**MARTINA NIECHCIOL-HOOKS, a widow, 62 Iliad Drive**

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/30/2020 01:53 PM PG: 1 OF 3

Above space for Recorder's Office Only

of the Village of Tinley Park in the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **MARTINA NIECHCIOL-HOOKS, as Trustee under the terms and provisions of a certain Trust Agreement dated January 23, 2020 and designated as THE MARTINA NIECHCIOL-HOOKS TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THAT PART OF LOT 7 IN BLOCK 3 OF ODYSSEY CLUB PHASE 1, A PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ AND THE NORTHEAST ¼ OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 7, THENCE SOUTH 14 DEGREES, 18 MINUTES, 09 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 7, A DISTANCE OF 77.13 FEET TO THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG THE EASTERLY LINE OF SAID LOT 7, THE FOLLOWING TWO COURSES; SOUTH 14 DEGREES, 18 MINUTES, 09 SECONDS EAST, A DISTANCE OF 69.66 FEET; SOUTHERLY, ALONG A CURVED LINE CONCAVE WESTERLY, HAVING A RADIUS OF 70.0 FEET, AN ARC LENGTH OF 47.23 FEET TO THE SOUTHERLY LINE OF SAID LOT 7; THENCE NORTH 55 DEGREES, 38 MINUTES, 46 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 131.38 FEET; THENCE NORTH 08 DEGREES, 26 MINUTES, 45 SECONDS WEST 31.75 FEET TO THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL, THENCE NORTH 75 DEGREES, 50 MINUTES, 06 SECONDS EAST, ALONG SAID CENTER LINE 114.79 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 31-07-407-014-0000  
Address of real estate: 62 Iliad Drive, Tinley Park, Illinois 60477

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

### REAL ESTATE TRANSFER TAX

30-Jan-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

31-07-407-014-0000

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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, the named successor trustee pursuant to the terms of the trust agreement 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 23rd day of January, 2020.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

*Martina Niechciol-Hooks* (SEAL) \_\_\_\_\_ (SEAL)

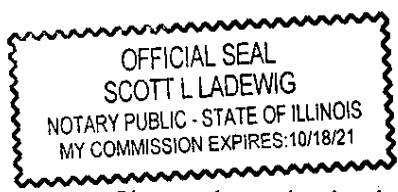
**MARTINA NIECHCIOL-HOOKS**

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

The transfer of title and conveyance herein is accepted by **MARTINA NIECHCIOL-HOOKS**, Trustee of **THE MARTINA NIECHCIOL-HOOKS TRUST**, dated January 23, 2020.

*Martina Niechciol-Hooks* (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **MARTINA NIECHCIOL-HOOKS**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 official seal, this 23rd day of January, 2020.

Commission expires: October 18, 2021

This instrument was prepared by:  
Ladewig & Basch, P.C.  
Scott L. Ladewig  
5600 West 127th Street  
Crestwood, Illinois 60418

*Scott L. Ladewig*  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 Exempt under provisions of Paragraph e,  
 Section 4, Real Estate Transfer Act.  
 1-23-20 *Scott L. Ladewig*  
 Date Buyer, Seller or Representative

**MAIL TO:**  
Scott L. Ladewig  
5600 W. 127th Street  
Crestwood, IL 60418

**SEND SUBSEQUENT TAX BILLS TO:**  
Martina Niechciol-Hooks  
62 Iliad Drive  
Tinley Park, IL 60477

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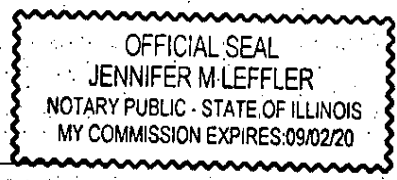
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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: January 23, 2020 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me this 27 day of Jan,  
2020.

NOTARY PUBLIC Jennifer M. Jeffler

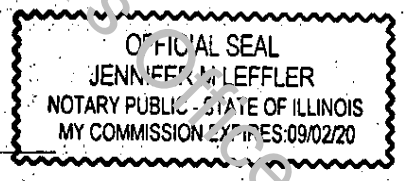


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a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

Date: January, 2020 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
me this 27 day of Jan,  
2020.

NOTARY PUBLIC Jennifer M. Jeffler



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)