

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR: Robert Dulski and Joanne Marcichow-Dulski, his wife, 321 Gage Road, Riverside, IL 60546, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,



\*2003816032\*

Doc# 2003816032 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2020 11:03 AM PG: 1 OF 4

hereby convey and quit claim to Robert A. Dulski and Joanne M. Dulski, husband and wife, 321 Gage Road, Riverside, IL 60546, as **Co-Trustees** under the terms and provisions of a certain **Trust Agreement dated October 3, 2019**, and designated as the **Dulski Joint Trust, GRANTEE**, of which Robert A. Dulski and Joanne M. Dulski are the primary beneficiaries, said beneficial interest to be held not as tenants in common, nor as joint tenants with rights of survivorship, but as **TENANTS BY THE ENTIRETY**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

### LEGAL DESCRIPTION:

Lot 3 in Trochim Resubdivision of Lots 298 and 299 in Block 4 in Second Addition of Riverside in Section 36, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

**PERMANENT INDEX NUMBER (PIN):** 15-36-404-055

**ADDRESS(ES) OF REAL ESTATE:** 321 Gage Road, Riverside, IL 60546

\*\*\*THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTORS' AND GRANTEES' REQUEST\*\*\*

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to grant to such successor or successors in trust all the powers vested in the Trustee; (e) 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 enquire 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

S X  
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INT X

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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 so 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 with 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 persons 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 Co-Trustee herein named, to act, or upon his or her removal from the County, \_\_\_\_\_ 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 is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in 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 3 day of October, 2019

Please Print  
or type  
names(s)  
below  
Signature

Robert Dulski  
Robert Dulski

(SEAL)  
(SEAL)

Joanne Marcichow-Dulski  
Joanne Marcichow-Dulski

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**Compliance or Exemption Approved**  
Village of Riverside

BY: [Signature]

Date: Oct 16 2019

## REAL ESTATE TRANSFER TAX

07-Feb-2020



|           |      |
|-----------|------|
| COUNTY:   | 0.00 |
| ILLINOIS: | 0.00 |
| TOTAL:    | 0.00 |

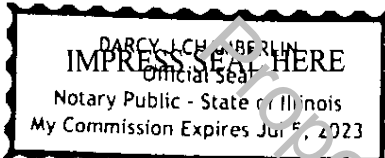
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State of State of Illinois )  
 ) ss.  
 County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert Dulski and Joanne Marcichow-Dulski, his wife, personally known to me to be the same person whose names 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 official seal, this 3rd day of October, 2019

Commission expires 7-5, 2023

Darcy J. Chamberlin  
 NOTARY PUBLIC

The Grantees, Robert A. Dulski and Joanne M. Dulski, Trustees, under the provisions of the Trust Agreement dated October 3, 2019, as may be amended and restated from time to time, hereby acknowledge and accept this conveyance into said Trust.

Robert A. Dulski  
 Robert A. Dulski, Trustee as aforesaid

Joanne M. Dulski  
 Joanne M. Dulski, Trustee as aforesaid

**THIS INSTRUMENT WAS PREPARED BY:**

Darcy J. Chamberlin, Esq.  
 1200 Harger Road  
 Suite 209  
 Oak Brook, IL 60523-1816

This transaction is exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. c and Cook County Ord. 93-0-27 par. e.

Date: 10-3-19

Agent: Darcy J. Chamberlin

**MAIL TO:**

Darcy J. Chamberlin  
 1200 Harger Road, Suite 209  
 Oak Brook, Illinois 60523-1816

**SEND SUBSEQUENT TAX BILLS TO:**

Robert A. Dulski, Trustee  
 Joanne M. Dulski, Trustee  
 321 Gage Road  
 Riverside, IL 60546

**UNOFFICIAL COPY****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: 10 | 3 | 20 19SIGNATURE: 

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: Kathryn L. PetersenBy the said (Name of Grantor): On this date of: 10 | 3 | 20 19NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW

KATHRYN L. PETERSEN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 10, 2023

**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: 10 | 3 | 20 19SIGNATURE: 

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: Kathryn L. PetersenBy the said (Name of Grantee): On this date of: 10 | 3 | 20 19NOTARY SIGNATURE: 

AFFIX NOTARY STAMP BELOW

KATHRYN L. PETERSEN  
Official Seal  
Notary Public - State of Illinois  
My Commission Expires Sep 10, 2023

**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)**

rev. on 10.17.2016