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Doc# 2006346190 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/03/2020 08:49 AM PG: 1 OF 3

TRUSTEE'S DEED
IN TRUST

The above space is for the recorder's use only

The Grantor, **James J. Shwatal and Dorothy T. Shwatal Revocable Trust** and duly authorized to accept and execute trusts within the State of Illinois, not personally, but solely as Trustee under the provisions of a Deed or Deeds in Trust duly recorded and delivered to said Grantor in pursuance of a certain Trust Agreement dated the 2nd day of August, 2018, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and quit claims to **The Chicago Trust Company, N.A.**, as Trustee under Trust Agreement dated 02/28/2020, known as Trust No. BEV-4872 parties of the second part whose address is (Address of Grantee) 10258 S. Western, Suite 201, Chicago, Illinois 60643 the following described real estate situated in the County of Cook the State of Illinois; to wit:

Lot 174 in Don Henry's 1st Addition to Pottawattomi Highlands, in Section 35, Township 36 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

REAL ESTATE TRANSFER TAX		03-Mar-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
27-35-219-033-0000 20200301629792 0-929-933-152		

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

02/28/2020
Date

James J. Shwatal
Representative

Subject to:

(Note: If additional space is required for legal, attach on a separate 8 1/2" x 11" sheet.) together with all the appurtenances and privileges thereunto belonging or appertaining.

Permanent Index No.: 27-35-219-033-0000

This conveyance is made pursuant to direction and with authority to convey directly to the Trustee Grantee named herein.

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS TRUSTEE'S DEED IN TRUST AND ARE INCORPORATED HEREIN.

In Witness Whereof, Grantor has caused its corporate seal to be hereunto affixed, and name to be signed by its Trustees this 28th day of February, 2020.

ADDRESS OF PROPERTY

8125 Pottawattomi Trail
Tinley Park, Illinois 60477

BY:

James J. Shwatal, Trustee

The above address is for information only and is not part of this deed.

ATTEST:

Dorothy T. Shwatal, Trustee

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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 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 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.

STATE OF ILLINOIS,)
)SS,
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the above named Trustees personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such, Trustees respectively, appeared before me this day in person acknowledged that they signed and delivered the said instrument as their own free and voluntary acts, and as the free and voluntary act of said Bank, for the uses and purposes, therein set forth and the said Trustees then and there acknowledged that said Trustees affixed their signatures of own free and voluntary act, and as the free and voluntary act of said Bank for the uses and purposes therein set forth. Given under my hand and notarial seal this

28th day of February 2020

Linda J. Pitrowski

Notary Public

My commission expires: _____



This instrument was prepared by:
The Chicago Trust Company
Linda J. Pitrowski, Vice President & Trust Officer
10258 S. Western Avenue
Chicago, Illinois 60643

Mail subsequent tax bills to:
James J. Shwatal
8125 Pottawattomi Trail
Tinley Park, Illinois 60477

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STATEMENT BY GRANTOR AND GRANTEE

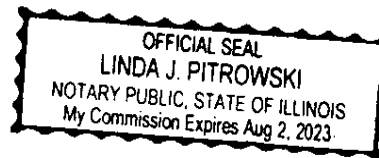
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 02/28, 2020

Signature: [Handwritten Signature]
Grantor

Subscribed and sworn to before me by the said Grantor this 28th day of February, 2020

Notary Public [Handwritten Signature]



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 02/28 2020

Signature [Handwritten Signature]
Grantee

Subscribed and sworn to before me by the said Grantee this 28th day of February, 2020

Notary Public [Handwritten Signature]



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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)