

UNOFFICIAL COPY

DEED IN TRUST



Doc# 2024008144 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/27/2020 02:34 PM PG: 1 OF 4

THE GRANTOR, GEORGE NOWAK, a widower, of Cook County, and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT-CLAIMS** to **GRANTEE, GEORGE NOWAK as Trustee of the GEORGE C. NOWAK REVOCABLE LIVING TRUST DATED JULY 8TH 2020** following described real estate situated in the County of Cook, State of Illinois to wit:

PERMANENT INDEX NO.: 09-20-211-014-0000

Commonly known as: 1335 Oakwood Avenue, Des Plaines, Illinois 60016

Legal Description:

LOT 7 IN BLOCK 4 IN ROBINSON'S ADDITION TO DES PLAINES SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 20 AND PART OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

Exempt deed or instrument
eligible for recordation
without payment of tax.

1

S. Brown 7/13/2020
City of Des Plaines

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This transaction is exempt pursuant to the provisions of the Real Estate Transfer Tax Act 35 ILCS 200/31-45, Subsection (e).




Gene A. Eich

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 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.

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.

DATED this 8th of July, 2020.



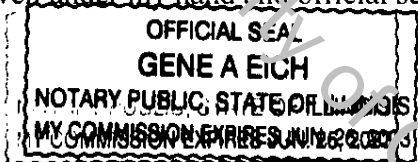
(SEAL)
GEORGE C. NOWAK

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State of Illinois)
) SS
 County of Lake)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DOES HEREBY CERTIFY that **GEORGE C. NOWAK** a widower is 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 he signed, sealed and delivered the said instrument as his 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 8th day of July, 2020.



NOTARY PUBLIC

PREPARED BY AND MAIL TO:

Gene A. Eich
6032 N. Lincoln Ave.
Morton Grove, Illinois 60053
(847) 965-4440

SEND SUBSEQUENT TAX BILLS TO:

George C. Nowak
1334 Oakwood Avenue
Des Plaines, Illinois 60016

REAL ESTATE TRANSFER TAX

21-Jul-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-20-211-014-0000

| 20200701637569 | 0-671-897-312

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Statement by Grantor and Grantee

The Grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

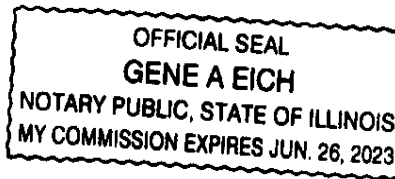
Dated: July 6, 2020.

George C Nowak
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor.

This 8th day of July, 2020.

Gene A Eich
Notary Public



The Grantee or his/her 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.

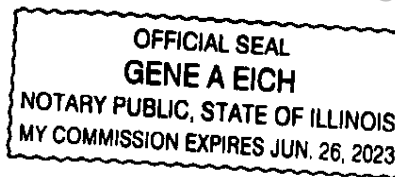
Dated: July 8, 2020.

George C Nowak
Grantee or Agent

Subscribed and sworn to before me
by the said Grantor.

This 8th day of July, 2020.

Gene A Eich



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