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DEED IN TRUST (Illinois)

Doc#: 2029144125 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/19/2020 12:46 PM Pg: 1 of 4

MAIL TO: Brian D. Ruxton
Attorney at Law
101 W. 22nd Street #208
Lombard, IL 60148

Dec ID 20200901683183
ST/CO Stamp 1-996-116-448
City Stamp 0-179-481-056

SEND SUBSEQUENT TAX BILLS TO:

Jacek & Erin Pieta
1742 S. LaLonde
Lombard, IL 60148

Above Space for Recorder's Use Only

THE GRANTOR(S), **JACEK H. PIETA and ERIN R. PIETA**, Husband and Wife, of the Village of Lombard of Chicago, County of DuPage, State of Illinois for the consideration of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(S) and QUIT CLAIM(S) all their interest to:

JACEK H. PIETA and ERIN R. PIETA

as Trustees under the provisions of a trust agreement dated **August 6, 2020**, and known as "THE **JACEK H. PIETA and ERIN R. PIETA JOINT TRUST** and unto all and every successor or successors in trust under said trust agreements, all interest in the following described Real Estate, the real estate situated in Cook County, Illinois, commonly known as 540 N. Lake Shore Drive, Unit 207, Chicago, IL 60611, legally described as:

UNIT NUMBER 207 IN THE 540 LAKE SHORE DRIVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF LOT 29, (EXCEPT THAT PORTION TAKEN FOR STREET PURPOSES IN CASE 82L1163) AND LOT 30 AND THE WEST 1/2 OF LOT 43 IN CIRCUIT COURT PARTITION OF THE OGDEN ESTATE SUBDIVISION OF PARTS OF BLOCKS 20, 21 AND 32 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 924668797; TOGETHER WITH IS UNDIVIDED PERCENTAGE INTERST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS

Permanent Real Estate Index Number(s): **17-10-211-021-1037**

Address(es) of Real Estate: **540 N. Lake Shore Drive, Unit 207, Chicago, IL 60611**

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 such successor or successors in trust all of the title, estate, powers and 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 in futuro, and upon 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 upon 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 upon 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 upon all beneficiaries thereunder; (c) that said trustee was duly authorized 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, authorities, duties and obligations of its, his 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.

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.

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And the said grantors hereby expressly waive and release 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.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 6th day of August, 2020.

[Signature] (SEAL) [Signature] (SEAL)
Jacek H. Pieta, Individually Erin R. Pieta, Individually

[Signature] (SEAL) [Signature] (SEAL)
Jacek H. Pieta, Erin R. Pieta
Accepting as Trustee Accepting as Trustee

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JACEK H. PIETA and ERIN R. PIETA** are personally known to me to be the same persons 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 6th day of August, 2020.

[Signature]
Notary Public



COUNTY-STATE TRANSFER STAMPS

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH e SECTION 31-45
REAL ESTATE TRANSFER TAX LAW

[Signature] 8-6-2020
Buyer, Seller, Agent (Attorney) Date

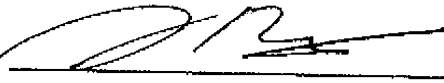
This instrument was prepared by: Brian D. Ruxton, Attorney at Law, 101 W. 22nd Street, Suite 208, Lombard, Illinois 60148

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STATEMENT OF GRANTOR AND GRANTEE

The *grantor* or his agent affirm 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 authorized to do business or acquire and hold title to real estate in Illinois under the laws of the State of Illinois.

Dated: August 6, 2026.

Signature: 
Grantor or Agent

Subscribed and sworn to before me by the said Grantor - Jacek Pieta this 6th day of August, 2026.


Notary Public



The *grantee* or his agent affirm 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 authorized to do business or acquire and hold title to real estate in Illinois under the laws of the State of Illinois.

Dated: August 6, 2026.

Signature: 
Grantee or Agent

Subscribed and sworn to before me by the said Grantee - Jacek Pieta this 6th day of August, 2026.


Notary Public



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 a Class A misdemeanor for subsequent offenses.

Attach to deed or AB when recorded in Cook County, Illinois, if exempt under the provisions of section 4 of the real Estate Transfer Tax Act.