

**WARRANTY DEED IN TRUST**

Doc#: 2107617068 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/17/2021 10:02 AM Pg: 1 of 3  
  
Dec ID 20201201682048

**MAIL TO:**

Law Firm of:

Urszula Czuba-Kaminski  
7015 W. Archer Ave.  
Chicago, IL 60638

**NAME & ADDRESS OF TAXPAYER**

Tadeusz & Janina Drebot  
8615 S. 79<sup>th</sup> Ave.  
Justice, IL 60458

**THE GRANTOR/S, TADEUSZ DREBOT and JANINA DREBOT, married**, of the City of Justice, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good valuable considerations in hand paid, DOES CONVEY and WARRANT to Tadeusz and Janina Drebot, of 8615 S. 79<sup>th</sup> Ave., Justice, IL 60458, as Trustees under the provisions of Trust Agreement known as Trust Number One dated November 12, 2020 (and in the event of the death, resignation, or inability of grantees to act as such Trustees, then unto Slawomir Drebot, as Successor in Trust with like power, duties as are vested in the said grantee as such Trustee in the Trust Agreement/Declaration of Trust and any amendments thereof), the following described real estate situated in County of Cook, in the State of Illinois, to wit:

Lot 86 in Frank Delugach's Rosalie Highlands being a Subdivision of the South 38/80 of the West 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N: 18-36-321-004-0000  
Property Address: 8615 S. 79<sup>th</sup> Avenue, Justice, IL 60458  
Dated: November 12, 2020

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph _____"	
Section 4, Real Estate Transfer Tax Act.	
11/12/20	Drebot Tool
Date	Buyer, Seller or Representative

*Drebot Tool*  
\_\_\_\_\_  
Tadeusz Drebot

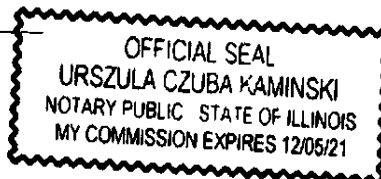
*Janina Drebot*  
\_\_\_\_\_  
Janina Drebot

**STATE OF ILLINOIS  
COOK COUNTY**

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, That Tadeusz Drebot and Janina Drebot personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 use and purpose therein set forth, including the release and waiver of the right of homestead

Given under my hand and seal this 12<sup>th</sup> day of November, 2020.

NOTARY PUBLIC *Urszula Czuba-Kaminski*



This Instrument was Prepared by:  
URSZULA CZUBA-KAMINSKI, Attorney at Law  
7015 Archer Avenue, Chicago, IL 60638  
(773) 229-8080 FAX: (773) 229-8222

# UNOFFICIAL COPY

**TO HAVE AND TO HOLD** the said premises with the appurtenances there unto the trusts and for the uses and purposes herein and in such trust, agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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 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 present or in future, 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, changes or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant to lease 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 changes 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 conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see 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 to 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 the time of the delivery thereof to 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.

If the title to any of the above land is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicated 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(s) hereby expressly waive(s) and release(s) 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.

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

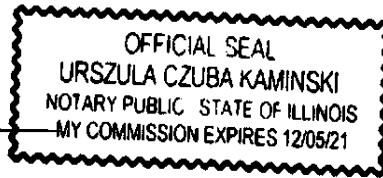
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: November 12, 2020

Signature: Debet Tool  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 12<sup>th</sup> day of November, 2020

Notary Public Urszula Kaminski



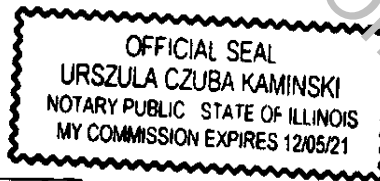
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 12, 2020

Signature: Debet Tool  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 12<sup>th</sup> day of November, 2020

Notary Public Urszula Kaminski



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