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WARRANTY DEED IN TRUST

THIS INDENTURE, WITNESS THAT THE GRANTOR, Victoria Michel, divorced and not since remarried, residing at 5817 N. Bernard St., Chicago IL, 60625, and Karoly Hajdu and Branka Hajdu, his wife, residing at 5411 N. Bernard, Chicago, IL 60625, all of the County of Cook and State of Illinois, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and WARRANT unto Victoria Michel as Trustee of the Victoria Michel Revocable Living Trust Dated August 21st, 2020, c/o Victoria Michel, 5817 N. Bernard, Chicago, IL 60625, the following described real estate situated in Cook County, Illinois, to wit:

Lot 23 in Block 4 in Britiganwood, a Subdivision of the South one half of the North West one quarter of the South East one quarter (except the West 33 feet thereof) and of that part of the South half of the North East one quarter of the South East one quarter lying West of the West line of the Right of Way of the North Shore Channel Sanitary District of Chicago in Section 2, Township 40 North, Range 11, East of the Third Principal Meridian, in Cook County, IL

Permanent Tax Number 13-02-412-014-0000
Property Address: 5817 N. Bernard, Chicago, IL 60625

Together with the tenements and appurtenances thereunto belonging.

To have and to hold, the said real estate with the appurtenances, and for the uses and purposes herein.

And the said grantor hereby expressly waives and releases any and all rights under and by virtue of any and all statutes of the State of Illinois providing for exemption or homesteads from sale on execution or otherwise, subject to the attached Deed in Trust Rider.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 21st day of August, 2020.

Victoria Michel (SEAL)
Victoria Michel



Doc# 2108257024 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/23/2021 10:58 AM PG: 1 OF 4

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SC 41
NT JP

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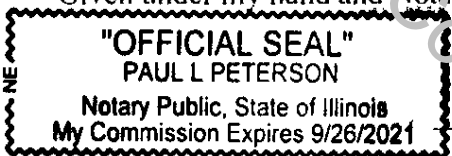
Karoly Hajdu (SEAL)
Karoly Hajdu

Branka Hajdu (SEAL)
Branka Hajdu

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, Paul L. S. Peterson, a Notary Public, in and for said County and State aforesaid, do hereby certify that Victoria Michel, Karoly Hajdu and Branka Hajdu, 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 this agreement as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of homestead.

Given under my hand and Notary Seal this 21st day of August, 2020.



Paul L. Peterson
(Notary Public)

Accepted this 21st day of August, 2020

Victoria Michel
Victoria Michel as Trustee

This instrument prepared by
and mail deed to
Paul L. S. Peterson
902 S. Ioka
Mt. Prospect, Ill. 60056

Send subsequent tax bills to:
Victoria Michel
5817 N. Bernard
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		01-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-02-412-014-0000 | 20210201628117 | 1-287-394-320

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		01-Feb-2021
	COUNTY:	0.0
	ILLINOIS:	0.0
	TOTAL:	0.0

13-02-412-014-0000 | 20210201628117 | 1-134-814-22

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DEED IN TRUST RIDER

To have and to hold 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 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 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 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 196 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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, 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.

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The interest of each and every beneficiary hereunder and 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 and to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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