

UNOFFICIAL COPY

DEED IN TRUST (Illinois)

Doc#: 2114720097 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/27/2021 07:31 AM Pg: 1 of 5

Dec ID 20210501627581
ST/CO Stamp 1-398-565-136 ST Tax \$705.00 CO Tax \$352.50

THE GRANTOR, JAN F. KOWALKOWSKI and ANNA KOWALKOWSKA, husband and wife, of the Village of Morton Grove, County of Cook, State of Illinois, for and in consideration of the sum of **TEN (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEYS AND WARRANTS unto **WILLIAM RANKIN**, as Trustee of the **William Rankin Revocable Trust dated February 28,**

1997, of 3735 N. Harding Ave., Chicago, Illinois 60618, and onto all and every successor or successors in trust under said Trust Agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PIN: 09-24-315-024-0000
ADDRESS: 8060 N. ORIOLE AVENUE, NILES, ILLINOIS 60714

SUBJECT TO:

- (1) General real estate taxes not due and payable at the time of closing.
- (2) Covenants, conditions, and restrictions of record.
- (3) Building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

TO HAVE AND TO HOLD said Real Estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. *

* THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And said Grantor(s) hereby expressly waive(s) and release(s) any and all rights or benefits under and by virtue any and all statutes of the State of Illinois, providing for the exemptions of homesteads from sale on execution or otherwise.

This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in the real estate records of Cook County, Illinois, related to the above described Real Estate.

IN WITNESS WHEREOF, the Grantor(s) aforesaid has/have hereunto set hand and seal this 14th day of May, 2021.



JAN F. KOWALKOWSKI, Grantor

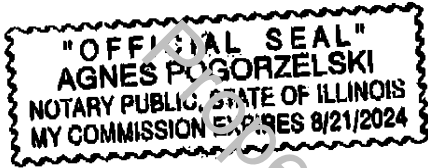


ANNA KOWALKOWSKA, Grantor

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a **NOTARY PUBLIC** in and for the State of Illinois, County of Cook, **DO HEREBY CERTIFY** that **JAN F. KOWALKOWSKI and ANNA KOWALKOWSKA, husband and wife**, personally known to me to the same person(s) whose name is/are subscribed to the foregoing Deed, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



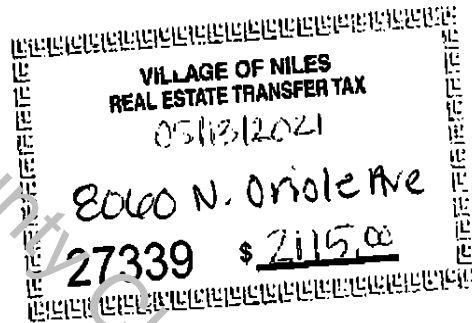
Given under my hand and official seal
as Notary Public this 14th day of May, 2021.

Agnes Pogorzelski

NOTARY PUBLIC

Name and Address of Preparer:

Law Offices of
Agnes Pogorzelski & Associates, P.C.
7443 W. Irving Park Road, Suite 1W
Chicago, Illinois 60634



MAIL TO:

Joseph La Zara, Esq.
La Zara & Associates
7246 W. Touhy Avenue
Chicago, IL 60631

SEND SUBSEQUENT TAX BILLS TO:

WILLIAM RANKIN

3735 N. HAROLD

CHICAGO, IL 60618

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TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said Real Estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide said Real Estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said Real Estate, or any part thereof, to lease said Real Estate, 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, change or modify lease 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 Real Estate, 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 Real Estate or any part thereof, and to deal with 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 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, or any successor in trust in relation to said Real Estate, or to whom said Real Estate 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 Real Estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said Real Estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 under said Trust Agreement 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 Real Estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note on the certificate or title or suplicate 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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Property of Cook County Clerk's Office

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|------------------|----------|
| COUNTY: | 352.50 |
| ILLINOIS: | 705.00 |
| TOTAL: | 1,057.50 |



09-24-315-024-0000 | 20210501627581 | 1-398-565-136

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LOT 4 AND THE EAST HALF OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOT IN BLOCK 4 IN JUDITH'S PARK SUBDIVISION, A SUBDIVISION OF THE NORTH 295.45 FEET OF THE EAST HALF OF LOT 2 AND THE NORTH 295.45 FEET OF LOT 3 IN ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN AND PROPERTY ADDRESS FOR INFORMATIONAL PURPOSES ONLY:

09-24-315-024-0000
8060 N. Oriole Ave, Niles, IL 60714

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