

UNOFFICIAL COPY

Doc#: 2116825059 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/17/2021 09:41 AM Pg: 1 of 4

DEED IN TRUST

COOK

Dec ID 20210601659205
ST/CO Stamp 0-261-866-768

ILLINOIS

Above Space for Recorder's Use Only

THE GRANTOR(s) Stanislaw Zagata, an unmarried man, of the City of Lincolnshire, County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and QUIT CLAIM(s) unto Stanislaw Zagata of 10 Trafalgar Square, Unit 404, Lincolnshire, IL as Trustee under the provisions of The Stanislaw Zagata Revocable Living Trust dated March 31, 2021 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit: *(See Legal Description Rider attached as Page 3 hereto).*

SUBJECT TO: General taxes for 2020 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Number(s): 23-02-303-049-000
Address(es) of Real Estate: 8430 W. 95th Street, Hickory Hills, IL 60457

Exempt under provisions of paragraph 4E, Section A, Real Estate Transfer Act.
MARCH 31ST 2021



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.

FIDELITY NATIONAL TITLE CO 21622965

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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 earning, 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 earning, avails and proceeds thereof as aforesaid.

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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is March 31, 2021 .

Stanislaw Zagata

(SEAL) Stanislaw Zagata

(SEAL)

(SEAL)

(SEAL)

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 Stanislaw Zagata, an unmarried man, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, 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.



(Impress Seal Here)

(My Commission Expires _____)

Notary Public

Given under my hand and official seal March 31, 2021

Anna Schulz-Nowak

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LEGAL DESCRIPTION



For the premises commonly known as 8430 W. 95th Street, Hickory Hills, IL 60457

LOT 5 IN KROON'S HICKORY HILLS SUBDIVISION NO. 2 BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 12 IN EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON FEBRUARY 9, 1966 AS DOCUMENT LR 2255380, IN COOK COUNTY, ILLINOIS.

Acceptance by Trustee in accordance with
760 ILCS 5/6.5(a)

[Handwritten signature]

REAL ESTATE TRANSFER TAX

		14-Jun-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-02-303-049-0000	20210601659205	0-261-266-768

This instrument was prepared by:
Alicja G. Plonka
Attorney at Law
4111 West 47th Street
Chicago, IL 60632

Send subsequent tax bills to:
Stanislaw Zagata Revocable Living
Trust Dated March 10, 2021
10 Trafalger Square, Unit 404
Lincolnshire, IL 60069

Recorder-mail recorded document to:
Alicja G. Plonka
Attorney at Law
4111 W. 47th Street
Chicago, IL 60632

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STATEMENT BY GRANTOR AND GRANTEE

The grantor of 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 03/31/21

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantor THIS
31st DAY OF March, 2021.

NOTARY PUBLIC *[Handwritten Signature]*



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 03/31/21

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Grantee THIS
31st DAY OF March, 2021.

NOTARY PUBLIC *[Handwritten Signature]*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for first offense and of a Class A misdemeanor for subsequent offenses.