

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

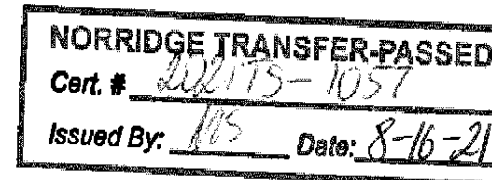
Doc#: 2123942115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/27/2021 10:27 AM Pg: 1 of 5  
  
Dec ID 20210801650562

THE GRANTOR, **KEN BRATKO (also known as KENNETH BRATKO)**, a single man, who resides at 120 Spruce Avenue, Unit 304, Wood Dale, IL 60191, of the County of DuPage and State of Illinois, for and in consideration of Ten and No Dollars and other good and valuable considerations in hand paid Conveys and Warrants unto **KENNETH BRATKO**, as Trustee of the **KENNETH BRATKO TRUST** dated the 11<sup>th</sup> day of May, 2021, and unto all and every successor or successors in trust under said trust agreement, THE GRANTEE, of 120 Spruce Avenue, Unit 304, Wood Dale, IL 60191, the following described real estate in the County of Cook and State of Illinois to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Address of Real Estate: 5000 N. CANFIELD, NORRIDGE, IL 60706

Permanent Real Estate Index No: 12-11-414-031-0000



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, streets, highways or alleys; 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 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 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 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; to grant easements or charges of any kind; to release, convey or assign any

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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 obligated 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, 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 lands is now or hereafter registered, 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.

And the said grantor hereby expressly waives and releases 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 set their hands and seals on 6-23, 2021.

[SIGNATURE & NOTARY PAGE TO FOLLOW]

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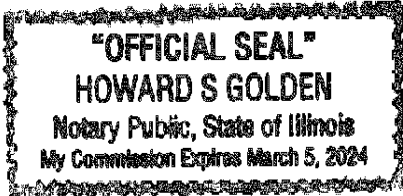
DATED as of this 23 day of June, 2021.

X *[Handwritten Signature]*  
 \_\_\_\_\_  
 KEN BRATKO  
 (also known as KENNETH BRATKO)

STATE of IL )  
 ) ss.  
 COUNTY of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ken Bratko (also known as Kenneth Bratko), 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 he signed, sealed and delivered the said instruments as his 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 on June 23, 2021.



*[Handwritten Signature]*  
 \_\_\_\_\_  
 Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 31-45, OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45).

DATE: 6-23, 2021

AGENT: *[Handwritten Signature]*  
 \_\_\_\_\_

**This Instrument was prepared by  
 and after recording, please mail to:**  
 Howard S. Golden  
 Robbins, Salomon & Patt, Ltd.  
 180 North LaSalle Street, Suite 3300  
 Chicago, Illinois 60601

**Send Subsequent Tax Bills to:**  
  
 Kenneth Bratko  
 102 S. Spruce Ave, Unit 304  
 Wood Dale, IL 60191

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## EXHIBIT A LEGAL DESCRIPTION

THE NORTH 66 FEET OF THE SOUTH 112.80 FEET OF THE EAST 117.30 FEET OF THE SOUTH 10 ACRES OF THE NORTH 40 ACRES OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 5000 N. CANFIELD, NORRIDGE, IL 60706

Permanent Real Estate Index No: 12-11-414-031-0000

Property of Cook County Clerk's Office

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## STATEMENT OF GRANTOR / GRANTEE

The grantor or grantor's 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: August 11, 2021

Signature: [Handwritten Signature]  
Grantor or Grantor's Agent

Subscribed and sworn to before me by the said AGENT Howard S. Golden this 11<sup>th</sup> day of August, 2021



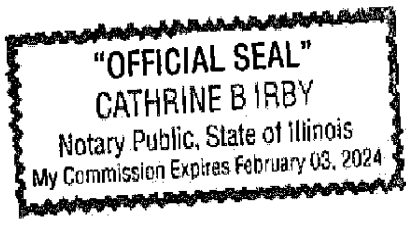
[Handwritten Signature]  
Notary Public

The grantee or grantee's 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: August 11, 2021

Signature: [Handwritten Signature]  
Grantee or Grantee's Agent

Subscribed and sworn to before me by the said AGENT Howard S. Golden this 11<sup>th</sup> day of August, 2021



[Handwritten Signature]  
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 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.)