

# UNOFFICIAL COPY

## DEED IN TRUST

Doc# 2124346085 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2021 09:57 AM Pg: 1 of 4  
Dec ID 20210801656160

Grantors, RAISA VOLCHEK, an unmarried woman, of Niles, Illinois and GENE VOLCHEK, a married man, of Glenview, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to RAISA VOLCHEK and GENE VOLCHEK, not personally but as Co-Trustees of the RAISA VOLCHEK Trust under trust agreement dated the 18 day of 8, 2021, their successor or successors, the following described real estate in Cook County, State of Illinois:

PARCEL 1: UNIT NUMBER B-401, IN THE WASHINGTON COURTE CONDOMINIUM-TWO, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT TWO IN WASHINGTON COURTE BEING A SUBDIVISION IN THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR WASHINGTON COURTE CONDOMINIUM-TWO RECORDED IN COOK COUNTY, ILLINOIS, AS DOCUMENT 24992540 (THE CONDOMINIUM DECLARATION); TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN EXHIBIT 'D' TO THE CONDOMINIUM DECLARATION, IN COOK COUNTY, ILLINOIS; ALSO

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE UMBRELLA DECLARATION OF WASHINGTON COURTE RECORDED AS DOCUMENT 24637308, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

P.I.N.: 09-14-201-050-1023

Commonly known as: 8000 West Foster Lane, Unit 401, Niles, IL 60714

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide 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 99 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 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

Grantor/Grantee Address:  
8000 West Foster Lane, Unit 401, Niles, IL 60714

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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 Trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of Trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by Trustee or any successor Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that Trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed on this 18 day of 8, 2021.

Raisa Volchek  
RAISA VOLCHEK

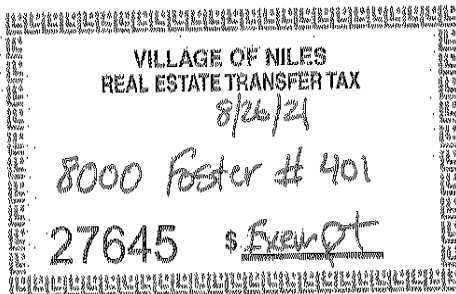
Gene Volchek  
GENE VOLCHEK

This is not homestead property as to Gene Volchek.

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E. Dated the 18 day of 8, 2021.

Raisa Volchek  
RAISA VOLCHEK

Gene Volchek  
GENE VOLCHEK



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STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that RAISA VOLCHEK, an unmarried woman, and GENE VOLCHEK, a married man, 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18<sup>th</sup> day of August, 2021.

  
Notary Public



**This Document Prepared by and  
after Recording Mail to:**  
WILLIAM B. LEVY, Esq.  
RHOADES LEVY LAW GROUP P.C.  
3400 Dundee Road, Suite 340  
Northbrook, IL 60062  
(847) 870-7600; Fax: (847) 380-2036

**Mail Subsequent Tax Bills to:**  
RAISA VOLCHEK  
8000 West Foster Lane  
Unit 401  
Niles, IL 60714

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The GRANTOR or her agent, affirms that, to the best of her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another 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: 8-18, 2021 SIGNATURE: Raisa Volchek  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Eileen M Orłowski  
By the said RAISA VOLCHEK

On this date of August 18, 2021

NOTARY SIGNATURE: Eileen M Orłowski



### GRANTEE SECTION

The GRANTEE or her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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.

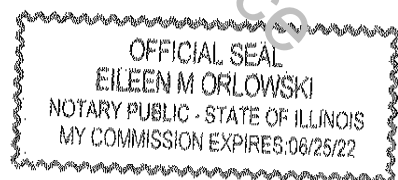
DATED: 8-18, 2021 SIGNATURE: Raisa Volchek  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Eileen M Orłowski  
By the said RAISA VOLCHEK

On this date of August 18, 2021

NOTARY SIGNATURE: Eileen M Orłowski



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)