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757328 +
DEED IN TRUST

Doc# 2125816004 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2021 09:27 AM PG: 1 OF 5

Citywide Title Corporation
111 W. Washington Street
Suite 1280
Chicago IL 60602

Property of Cook County Clerk's Office

THE GRANTOR(S)

Matthew Joseph Lewen and Melissa Nicole McInnis, husband and wife

of the City of Forest Park, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Lee Pozdol and Marie Pozdol, as trustee of the Pozdol Family Trust dated 6/6/16

whose address is 1317 E. North Ave. Lockport, IL, of the County of Will, all interest in 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

Subject to 2020 taxes and subsequent years.

Permanent Real Estate Index Number(s): 15-13-109-050-1113

Address(es) of Real Estate: 7757 Van Buren Unit 407, Forest Park, IL 60130

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 8953
6-9-21
Approved: [Signature]

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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 the present or in the 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 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 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.

Dated this 7th day of June, 2021.




Matthew Joseph Lewen



Melissa Nicole McInnis

The foregoing transfer of title/conveyance is hereby accepted by Lee Pozdol and Marie Pozdol, of 1317 E. North Ave. Lockport, IL, as Trustee under the provisions of the - Pozdol Family Trust, dated 6/6/16



Trustee, as aforesaid

STATE OF ILLINOIS

COUNTY OF DU PAGE

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Shirley Joseph Furr & Melissa Sue McInnes

personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7th day of June, 20 21.

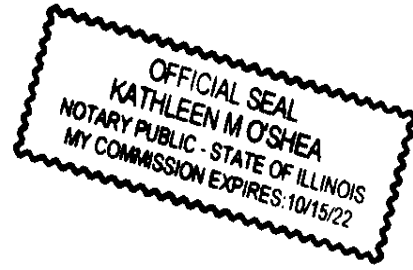
Kathleen M O'Shea (Notary Public)

Prepared by:

Scott A. Brower - Atty at Law
608 S. Washington St. Suite 311
Naperville, IL 60540

Mail to:

SAME
~~Michael Gasior - Atty at Law~~
3701 Algonquin Rd. Suite 715
~~Rolling Meadows, IL 60008~~



Name and Address of Taxpayer:

Pozdol Family Trust
7757 Van Buren St Unit 407
Forest Park, IL 60130

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File No: 757398

EXHIBIT "A"**PARCEL 1:**

UNIT NUMBER 2-407 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RESIDENCES AT THE GROVE MIDRISE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2

THE RIGHT TO THE EXCLUSIVE USE OF GARAGE SPACE 2-P-82 AND 2-P-83, A LIMITED COMMON ELEMENT, AND THE EXCLUSIVE USE OF STORAGE AREA 2-S83-G, A LIMITED COMMON ELEMENT, AS SUCH GARAGE SPACE AND STORAGE AREA ARE DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0626545035, AS AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS FROM PARCEL 1 TO THE PUBLIC STREETS AND ROADS, OVER AND ACROSS THE ROADS, DRIVEWAYS AND WALKWAYS ON THE COMMUNITY AREA AS DEFINED IN ARTICLES I AND II OF THE COMMUNITY DECLARATION FOR THE RESIDENCES AT THE GROVE RECORDED JUNE 8, 2006 AS DOCUMENT NUMBER 0615932017, AS SUPPLEMENTED AND AMENDED FROM TIME TO TIME.

PIN: 15-13-109-050-1113

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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REAL ESTATE TRANSFER TAX

27-Aug-2021



COUNTY:	142.25
ILLINOIS:	284.50
TOTAL:	426.75

15-13-109-050-1113

20210601657154

0-220-419-856

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