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DEED IN TRUST

Doc# 2128707519 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/14/2021 10:02 AM Pg: 1 of 5

MAIL TO:

MICHAEL CUKIERSKI &
MARGARITA DESA
494 PARKVIEW TERRACE, # 101
BUFFALO GROVE, IL 60089

Dec ID 20210901684027

SEND SUBSEQUENT TAX BILLS TO:
M. CUKIERSKI & M. DESA, TRUSTEES
494 PARKVIEW TERRACE, # 101
BUFFALO GROVE, IL 60089

THIS INDENTURE WITNESSETH that the Grantor(s), MICHAEL CUKIERSKI, a single man, and MARGARITA DESA, a single woman, as joint tenants, of the Village of Buffalo Grove, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$ 10.00) and other valuable considerations, receipt of which is acknowledged, does hereby convey and quit claim to:

MICHAEL L. CUKIERSKI and MARGARITA M. DESA, AS TRUSTEES
494 PARKVIEW TERRACE, UNIT 101, BUFFALO GROVE, IL 60089

of the County of Cook, State of Illinois, under the provisions of a trust agreement dated the 16th day of September, 2021 known as the "CUKIERSKI/ DESA LAND TRUST" the following described real estate in Cook County, State of Illinois, to wit:

See Legal Description Attached.

ADDRESS OF PROPERTY: 494 PARKVIEW TERRACE, UNIT 101
BUFFALO GROVE, IL 60089

P. I. N.: 03-08-201-045-1001

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 is hereby granted to said Trustees to improve, manage, protect, and subdivide said premises or any part thereof; to dedicate parks, streets, highways, or alleys and 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 Trustees; to donate, to dedicate, to mortgage, to 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

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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 consideration 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.

In no case shall any party dealing with said Trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, 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 Trustees, 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 Trustees 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 conveyance 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 conveyance and in said trust agreement or in any amendment thereof and is binding upon all beneficiaries thereunder; (c) that said Trustees were 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 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.

IN WITNESS WHEREOF, this Quit Claim Deed to the Trustees of the Trust is executed by the aforementioned Grantors, this 16th day of September, 2021.


MICHAEL CUKIERSKI


MARGARITA DESA

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STATE OF ILLINOIS)
)
) SS
COOK COUNTY)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT MICHAEL CUKIERSKI, a single man, and MARGARITA DESA, a single woman, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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.

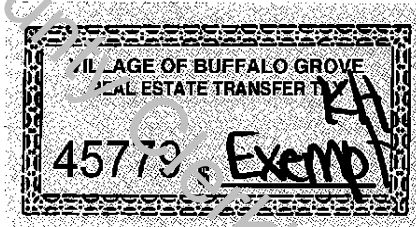
Given under my hand and Notarial Seal this 16th day of September, 2021.



James K. Lennon

Notary Public

This instrument was prepared by James K. Lennon, 675 N. North Ct, Suite 240, Palatine, IL 60067



AFFIX TRANSFER STAMPS ABOVE
Or

This transaction is exempt under provisions of Paragraph 45, Section E, Real Estate Transfer Tax Law. September 16, 2021.

Michael Cukierski

Buyer, Seller or Representative

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LEGAL DESCRIPTION

UNIT 101 IN BUILDING 1 IN THE COVES OF BUFFALO GROVE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 1 IN EDWARD SCHWARTZ AND COMPANY'S COVES OF BUFFALO GROVE, BEING A SUBDIVISION OF THAT PART OF THE NORTH 653.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE EAST 840 FEET THEREOF, (EXCEPT THE NORTH 495 FEET OF THE ABOVE TRACT), ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1994, AS DOCUMENT 04068268, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 1995, AS DOCUMENT 95196587, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

ADDRESS OF PROPERTY: 404 PARKVIEW TERRACE, UNIT 101
BUFFALO GROVE, IL 60089

P. I. N.: 03-08-201-045-1001

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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/his agent, affirms that, to the best of her/his 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: 9 | 16 | 2021

SIGNATURE: *Michael Cukierski*
GRANTOR or AGENT

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

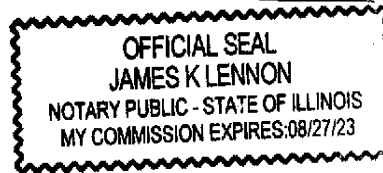
Subscribed and sworn to before me, Name of Notary Public: JAMES K. LENNON

By the said (Name of Grantor): MICHAEL L. CUKIERSKI

On this date of: 9 | 16 | 2021

NOTARY SIGNATURE: *James K. Lennon*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his 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: 9 | 16 | 2021

SIGNATURE: *Margarita Desa*
GRANTEE or AGENT

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

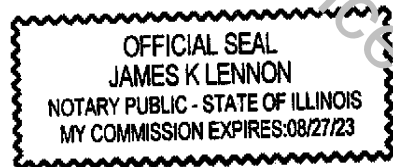
Subscribed and sworn to before me, Name of Notary Public: JAMES K. LENNON

By the said (Name of Grantee): MARGARITA DESA

On this date of: 9 | 16 | 2021

NOTARY SIGNATURE: *James K. Lennon*

AFFIX NOTARY STAMP BELOW



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)**)