

DEED IN TRUST  
ILLINOIS

UNOFFICIAL COPY

Doc#: 2130807341 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/04/2021 08:34 AM Pg: 1 of 4

Dec ID 20211001622394

THE GRANTORS, Anthony L. Bezouska and Teresa A. Walsh, married to each other, party of the first part, of La Grange, IL, Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand Paid, Conveys and Quit Claims unto Anthony L. Bezousak and Teresa A. Walsh 206 N. Waiola Ave, La Grange, IL 60525 as trustees of the Bezouska/Walsh Joint Trust Dated 10-27-2021 (hereafter referred to as the "Trust"), said trustee and their successors (referred to as the "trustee", regardless of the number of trustees), being the party of the second part; Anthony L. Bezouska and Teresa A. Walsh being the primary beneficiaries, and the beneficial interest to be held as tenants by the entirety, and not as tenants in common or joint tenants, the following described real estate, situated Cook County, Illinois, to-wit:

Legal: See attached.

Common Address: 206 N. Waiola Ave, La Grange, IL 60525

Permanent Real estate index number: \*\*\*\*\* 18-09-131-013-0000

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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 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 authority 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 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, trustee deed, mortgage, lease or other

UNOFFICIAL COPY

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 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his, her 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.

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 homestead, or its equivalent, from sale on execution or otherwise.

In Witness Whereof, the said party of the first part, has hereunto set their hands and seals .

*Anthony L. Bezouska*  
\_\_\_\_\_  
Anthony L. Bezouska

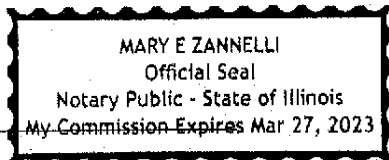
*Teresa A. Walsh*  
\_\_\_\_\_  
Teresa A. Walsh

State of Illinois )  
  ) SS  
Cook County        )

I, the undersigned, a Notary Public in and for said county and state, do hereby certify that Anthony L. Bezouska and Teresa A. Walsh, married to each other 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 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 on October 27, 2021

*Mary E. Zannelli*  
\_\_\_\_\_  
Notary Public



My Commission expires \_\_\_\_\_

Prepared by:  
Bernard T. Martin, Jr.  
901 West Hillgrove Ave  
La Grange, Illinois 60525  
(708) 579-1610

Mail to:  
Bernard T. Martin, Jr.  
901 West Hillgrove Ave  
La Grange, Illinois 60525

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 5 IN BLOCK 7 IN MCWILLIAMS AND PARKERS ADDITION TO LA GRANGE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE CENTER LINE OF OGDEN AVENUE AND WEST OF THE CENTER LINE OF FIFTH AVENUE, IN COOK COUNTY, ILLINOIS

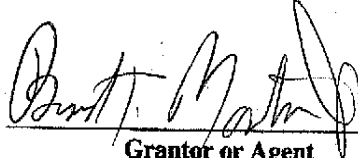
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or 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 October 28, 2021

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
By the said Bernard D. Martin Jr.  
This 28 day of October, 2021  
Notary Public Mary E. Zannelli

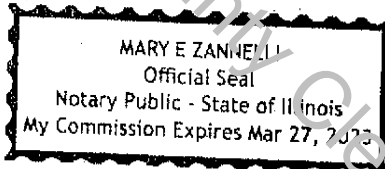


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date October 28, 2021

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
By the said Bernard D. Martin Jr.  
This 28 day of October, 2021  
Notary Public Mary E. Zannelli



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Office