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Doc#: 2134110069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/07/2021 11:39 AM Pg: 1 of 4

DEED IN TRUST (ILLINOIS)

Dec ID 20211201661127

THE GRANTORS

Genevieve Kosan
single person

of 12541 Palos West Dr., Palos Park, IL and in consideration of the sum of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Genevieve A. Kosan of 12541 Palos West Dr., Palos Park, Illinois Trustee of the GENEVIEVE A. KOSAN TRUST dated December 3, 2021, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See attached Legal Description

Permanent Real Estate Index Number(s): 3-29-403-026-0000

Address(es) of Real Estate: 12541 Palos West Dr., Palos Park, Illinois 60464

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) to dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising

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from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County Shannon M. Brennan is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 3rd day of December, 2021.

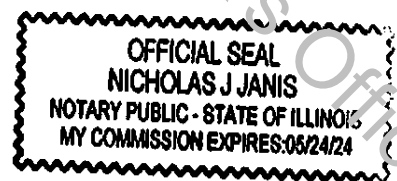
Genevieve Kosan (SEAL)
Genevieve Kosan

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, In the State of aforesaid, DO HEREBY CERTIFY that Genevieve A. Kosan personally known to me to be the same persons whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her 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 3rd day of December, 2021.

Commission Expires May 24, 2024

Nicholas J. Janis
NOTARY PUBLIC



This instrument was prepared by: Nicholas J. Janis, 9700 W. 131st Street, Palos Park, Illinois 60464

MAIL TO:
Nicholas J. Janis
9700 W. 131st Street
Palos Park, IL 60464

SEND SUBSEQUENT TAX BILLS TO:
Genevieve A. Kosan
12541 Palos West Dr.
Palos Park, IL 60464

Exempt under provisions of Paragraph c, Section 4, Real Estate Transfer Tax Act.

The transfer of title and conveyance herein is hereby accepted by Genevieve A. Kosan Trustee of the Genevieve A. Kosan Trust dated December 3, 2021.

Nicholas J. Janis
Buyer, Seller or Representative

Genevieve A. Kosan
Trustee, as aforesaid

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LEGAL DESCRIPTION: LOT 47 IN PHRASE 1-A OF PALOS WEST, A PLANNED UNIT DEVELOPMENT, A SUBDIVISION OF PART OF THE SOUTH EAST QUARTER (1/4) OF SECTION 29 AND THE NORTH EAST QUARTER (1/4) OF SECTION 32, ALL IN TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEROF RECORDED MARCH 21, 1984 IN DOCUMENT 27013443, IN COOK COUNTY, ILLINOIS.

PIN# 23-29-403-026-0000

COMMONLY KNOWN: 12541 Palos West Dr., Palos Park, IL 60464

Property of Cook County Clerk's Office

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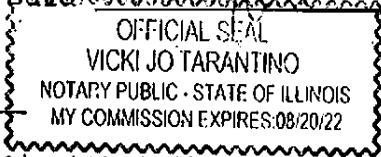
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: 12-6, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 6th day of December, 2021

Notary Public: Vicki Jo Tarantino

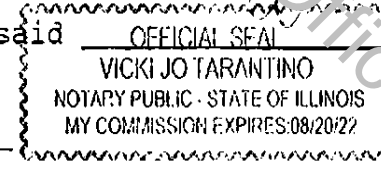


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 12-6, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 6th day of December, 2021

Notary Public: Vicki Jo Tarantino



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.)