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WARRANTY DEED IN TRUST

Doc#: 2136104249 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2021 10:14 AM Pg: 1 of 4

Dec ID 20211201678619
ST/CO Stamp 2-134-956-688 ST Tax \$650.00 CO Tax \$325.00
City Stamp 2-027-379-344 City Tax: \$6,825.00

File nr: AT211423 2/2

After recording mail to:

Altima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-251-6070

THIS INDENTURE WITNESSTH, that the grantors, GARY J. DUSZAK and WENDY A. DUSZAK, a Married Couple, of the City of CHICAGO, in the County of Cook, and State of Illinois, for and in consideration of \$650,000.00 in hand paid, convey and warrant unto JAMES JOSEPH MEHLMAN, Co-Trustee and JEANNE MARIE MEHLMAN, Co-Trustee, of THE MEHLMAN FAMILY TRUST u/a/d August 26, 2015, whose address is 7531 KOLMAR AVE., SKOKIE, County of Cook, Illinois 60076, as trustee under the provisions of a trust agreement dated August 26, 2015, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 20 (EXCEPT THE SOUTHWESTERLY 10 FEET THEREOF) AND LOT 21 (EXCEPT THE SOUTHEASTERLY 23 FEET THEREOF AND EXCEPT THE SOUTHWESTERLY 10 FEET THEREOF) IN BARK & ASSOCIATES "EDGEBROOK ESTATES" RESUBDIVISION OF LOT 58 (EXCEPT SOUTHEASTERLY 33 FEET THEREOF HERETOFORE DEEDED FOR STREET) IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN TOWNSHIP 40 AND 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing; terms, powers, provisions and limitations of the trust agreement in which title will be held.

Permanent Index Number: 10-32-411-064-0000

Address of Real Estate: 6720 N. EDGEBROOK TER., CHICAGO, Illinois 60646

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.

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Full power and authority is hereby granted to said trustee 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 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 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 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 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 other 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, 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 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.

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And the said grantors hereby expressly waive and release 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 from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid do hereunto set their hands this December 21, 2021.

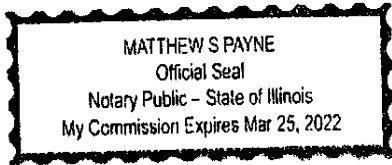

GARY J. DUSZAK

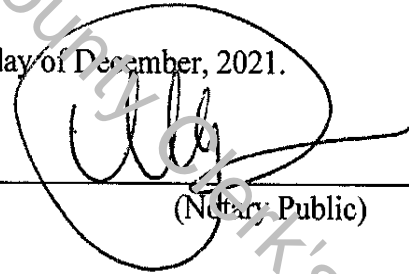

WENDY A. DUSZAK

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT GARY J. DUSZAK and WENDY A. DUSZAK, a married couple, personally known to me to be the 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 21st day of December, 2021.




(Notary Public)

Prepared By:

Matthew S. Payne, The Payne Law Office, Chartered, 6444 N. Milwaukee Ave., Chicago, Illinois 60631, Attorney for GARY J. DUSZAK

Mail To:

James J. Mehlman and Jeanne M. Mehlman, Co-Trustees, 6720 N. Edgebrook Terrace, Chicago, IL 60646

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Name and Address of Taxpayer / Address of Property:

JAMES JOSEPH MEHLMAN, Co-Trustee and JEANNE MARIE MEHLMAN, Co-Trustee, of
THE MEHLMAN FAMILY TRUST u/a/d August 26, 2015, 6720 N. EDGEBROOK TERR.,
CHICAGO, Illinois 60646

Property of Cook County Clerk's Office