

# UNOFFICIAL COPY

## DEED IN TRUST

(Illinois)

### PREPARED BY:

Law Office of Katarzyna Sak, P.C.  
7720 W. Touhy Ave., Ste. D  
Chicago, IL 60631

### SEND TAX BILL TO:

Krzysztof Kalata as Trustee of Trust No. 1521  
Dated 11/23/2021  
1521 Arlington Lane  
Schaumburg, IL 60193



\*2136119075D\*

Doc# 2136119075 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/27/2021 02:10 PM PG: 1 OF 5

(Reserved for Recorder's Use Only)

THE GRANTORS, **KRZYSZTOF KALATA**, a single man, and **JANINA DOLIWA**, a single woman, of 720 Wellington Ave. Unit 304, Elk Grove Village, IL 60007, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM unto:

KRZYSZTOF KALATA, as Trustee under the provisions of a trust agreement dated the 23rd day of November, 2021, and known as **TRUST NUMBER 1521 DATED 11/23/2021** (hereinafter referred to as "trustee," regardless of the number of trustees), of 720 Wellington Ave., Unit 304, Elk Grove Village, IL 60007, and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: **8025 O'Connor Dr., Unit 5B, River Grove, IL 60171**

PIN: **12-26-206-090-1020**

TO HAVE AND TO HOLD the said real estate 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 Trustee to improve, manage, protect, and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and on 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 on 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

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In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person [including the Recorder of the aforesaid county] relying on 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 all amendments thereof, if any, and binding on all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails, and proceeds thereof as aforesaid.

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 grantor aforesaid has hereunto set their hands and seal this 23rd day of November, 2021.

Krzysztof Kalata  
KRZYSZTOF KALATA

Janina Doliwa  
JANINA DOLIWA

VILLAGE OF RIVER GROVE  
Exempt  
Property

No 2109  
CK-12/22/21  
Approved

REAL ESTATE TRANSFER TAX		27-Dec-2021	
	COUNTY:		0.00
	ILLINOIS:		0.00
	TOTAL:		0.00

12-26-206-090-1020 | 20211201679592 | 2-092-841-616

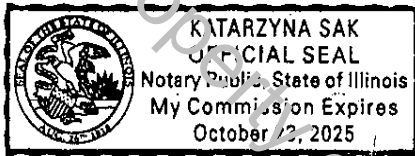
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State of Illinois )  
County of Cook ) SS

I, Katarzyna Sak, a Notary Public in and for said County, in the state aforesaid, do hereby certify that KRZYSZTOF KALATA and JANINA DOLIWA are personally 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 the said instrument as a 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 23rd day of November, 2021.

My commission expires October 23, 2025.



Katarzyna Sak  
Notary Public

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. E

Krzysztof Kalata 11-23-21  
KRZYSZTOF KALATA Date

Janina Doliwa 11-23-21  
JANINA DOLIWA Date

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## LEGAL DESCRIPTION

UNIT 5-8 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN GROVE TOWERS III CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22164856, IN THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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.

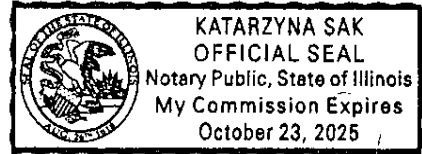
Dated 11-23, 2021

Signature: *Janina Doliwa*  
JANINA DOLIWA

Grantor or Agent:

Subscribed and sworn to before me by the said JANINA DOLIWA this 23 day of November, 2021.

NOTARY PUBLIC *Katarzyna Sak*



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 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 11-23, 2021

Signature: *Krzysztof Kalata*  
KRZYSZTOF KALATA as Trustee of  
Trust No. 1521 Dated 11/23/2021

Grantee or Agent

Subscribed and sworn to before me by the said KRZYSZTOF KALATA this 23 day of November, 2021.

NOTARY PUBLIC *Katarzyna Sak*



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub. par. E.