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DEED IN TRUST (Illinois)

GRANTOR, JAN RYCHTAR, a married man
Residing in Niles, Cook County, Illinois, for and
In consideration of Ten Dollars and 00/100 (\$10.00)
and other good and valuable consideration in hand
paid, CONVEYS and warrants unto
JAN RYCHTAR, of 7002 W. Jarvis, Niles, Illinois
60714, as Trustee of the "JAN RYCHTAR
DECLARATION OF TRUST dated January 12,
2013", and unto all and every successor or
Successors in trust under said trust agreement, the
Following described real estate property located in the County of Cook, State of Illinois, to wit:



Doc# 2200615017 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/06/2022 01:28 PM PG: 1 OF 3

LOT 47 IN NILES VILLA ADDITION IN THE SOUTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 30,
TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED JUNE 11, 1924 AS DOCUMENT 8461105 IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 10-30-309-025

ADDRESS OF REAL ESTATE: 7002 W. Jarvis, Niles, Illinois 60714

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 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 re-subdivide 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 present or in future, and upon any terms and for any period or periods of time,
not exceeding in the case of any single demise the terms 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 contact 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 contact respecting the manner of fixing the amount present or future rentals, to partition or to
exchange said property or part thereof, for other real and personal property, to grant easements or charges of any kinds; 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 thereto 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 obligated to see to the application of any
purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have
been complied with, or be obligated 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

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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's aid trustee was duly authorized and empowered to execute and deliver every such 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, authorizes, 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 titled 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.

If the title to any of the above lands is no or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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 have set hand and seal on July 15, 2021

Jan Rychtar
JAN RYCHTAR

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of Paragraph c, Section 4 of the Real Estate Transfer Act

Jan Rychtar
JAN RYCHTAR

REAL ESTATE TRANSFER TAX		06-Jan-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
10-30-309-025-0000	2022 101690474	0-690-136-720

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JAN RYCHTAR, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered said instrument as his 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 15 day of July, 2021.



Thaddeus Gauza
NOTARY PUBLIC

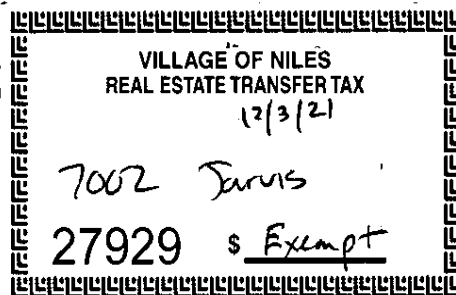
Prepared by: Katarzyna M. Caputa, Attorney at Law, 2516 Waukegan Road #304, Glenview, Illinois 60025.

Mail Recorded Instrument to:

Jan Rychtar
7002 W. Jarvis
Niles, Illinois 60714

Send Subsequent Tax Bills To:

Jan Rychtar
7002 W. Jarvis
Niles, Illinois 60714



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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: 7 | 15 | 20 21

SIGNATURE: *Jan Rubstar*
GRANTOR or AGENT

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

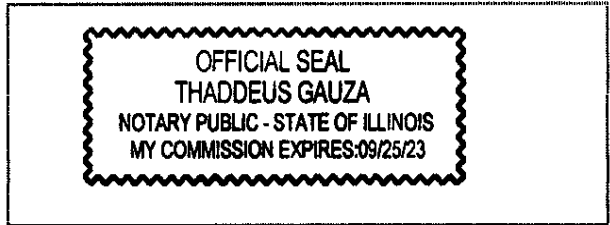
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 7 | 15 | 20 21

NOTARY SIGNATURE: *Thaddeus Gauza*

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: 7 | 15 | 20 21

SIGNATURE: *Jan Rubstar*
GRANTEE or AGENT

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

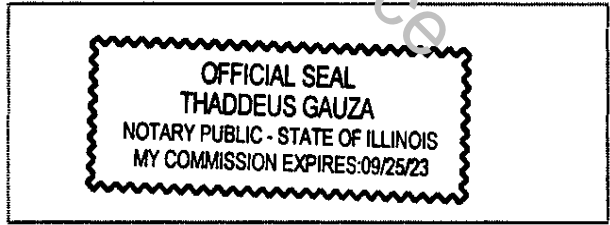
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 7 | 15 | 20 21

NOTARY SIGNATURE: *Thaddeus Gauza*

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)**