

UNOFFICIAL COPY

DEED IN TRUST

The GRANTORS, ANTON GABORIK and DANIELA GABORIK, his wife, of the County of Cook, State of Illinois, for and in consideration of TEN and no/100 Dollars (\$10 00), and other good and valuable consideration in hand paid, CONVEY and WARRANT unto ANTON GABORIK, DANIELA GABORIK, and JANET GABORIK, or the survivor(s), not individually but as Co-Trustee(s) of the GABORIK FAMILY TRUST dated December 18, 2021, and any amendments thereto, or their successors in interest, of which ANTON GABORIK and DANIELA GABORIK are the primary beneficiaries, said beneficial interest to be held as Tenants by the Entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit

Doc#: 2201007269 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/10/2022 04:04 PM Pg: 1 of 2
Dec ID 20220101688070

LOT 31 IN TALMAN AND THIEL'S EDGEWOOD LAGRANGE PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 122 022 ACRES OF THE SOUTHWEST 1/4 OF SECTION 27, TOWN 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to real estate taxes for 2020 and subsequent years, and all conditions, covenants, restrictions, and easement of record

P I N · 15-27-321-004

PROPERTY ADDRESS: 1233 RAYMOND AVE., LAGRANGE PARK, IL 60525

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 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 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 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 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, 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

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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

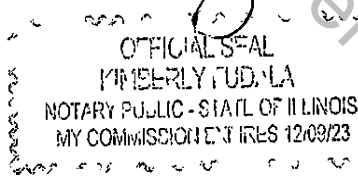
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided

And the said 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 have hereunto set their hands and seals this 18 day of Dec

Anton Gaborik (SEAL)
ANTON GABORIK

Daniela Gaborik (SEAL)
DANIELA GABORIK



IMPRESS
SEAL
HERE

STATE OF ILLINOIS, COUNTY OF COOK, ss
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANTON GABORIK and DANIELA GABORIK, his wife, 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 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, this 18 day of December, 2021.

Kimberly Tudula
Notary Public

This instrument was prepared by. Brian S. Denenberg,
Angelo Law Group, LLC
1835 Rohlwing Rd, Suite D
Rolling Meadows, IL 60008

Mail to
Brian S Denenberg
ANGELO LAW GROUP, LLC
1835 Rohlwing Rd, Suite D
Rolling Meadows, IL 60008

Send subsequent tax bills to.
Mr. and Mrs. Anton Gaborik, Co-Trustees
1233 Raymond Ave
LaGrange Park, IL 60525

This transaction is exempt pursuant to Section 4, Paragraph E of the Real Estate Transfer Tax Act

Anton Gaborik
Grantor, Attorney or Agent Date