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Doc#: 2204612387 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/15/2022 10:34 AM Pg: 1 of 4

Dec ID 20220201624010

WARRANTY DEED IN TRUST

THE GRANTOR(S) ESTELLE A. SZCZASNY, a widow, Whose mailing address is 12523 S. Melvina, Palos Heights, IL 60463, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY(S) and WARRANTS to: ESTELLE A. SZCZASNY, as Trustee of THE ESTELLE A. SZCZASNY LIVING TRUST, U/A dated JANUARY 30, 2022, the GRANTEE, Whose mailing address is 12523 S. Melvina, Palos Heights, IL 60463 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, all interest in the following described real estate:

LOT 12 IN COLLEGE HIGHLANDS ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTH WEST $\frac{1}{4}$ OF THE SOUTH WEST $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 24-29-302-055-0000 Commonly known as: 12523 S. Melvina, Palos Heights, IL

TO HAVE AND TO HOLD said real estate and appurtenances thereon upon the trusts set forth in said Trust Agreement and for 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 to 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 releases 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 they be required to see that the terms of the trust have been complied with, or to enquire 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

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successors in trust, that he or they were duly appointed and are fully invested with 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 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.

All 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.

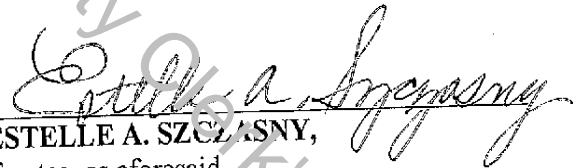
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in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

The Grantor(s) hereby waive(s) and release(s) 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 30th day of JANUARY, 2022.


ESTELLE A. SZCZASNY

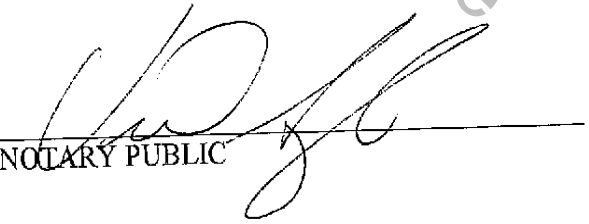
The foregoing transfer of title/conveyance is hereby accepted by ESTELLE A. SZCZASNY, of 12523 S. Melvina, Palos Heights, IL 60463, as Trustee under the provisions of THE ESTELLE A. SZCZASNY LIVING TRUST.


ESTELLE A. SZCZASNY,
Trustee, as aforesaid

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on this 30th day of JANUARY 2022, by ESTELLE A. SZCZASNY.




NOTARY PUBLIC

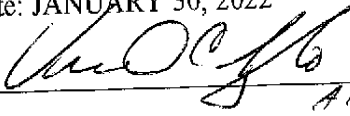
My commission expires: _____

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COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph (e) Section 31-45, Real Estate Transfer Act

Date: JANUARY 30, 2022



Attorney

Deed Prepared By and after Recording Mail To:
Vincent C. Argento, Attorney at Law
PO BOX 5243
Elgin, IL 60121-5243

Send subsequent tax bills to:
ESTELLE A. SZCZASNY
12523 S. Melvina
Palos Heights, IL 60463

GRANTEE ADDRESS:
ESTELLE A. SZCZASNY
12523 S. Melvina
Palos Heights, IL 60463

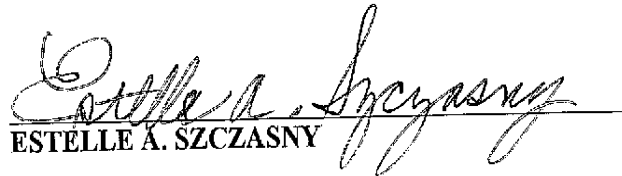
Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The GRANTOR (or the agent for the GRANTOR) affirms that, to the best of the knowledge of the undersigned, 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 this 30th day of JANUARY, 2022.


ESTELLE A. SZCZASNY

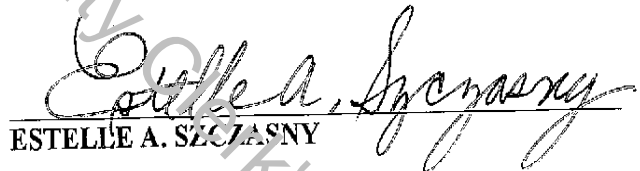
Subscribed and sworn to before me by the said ESTELLE A. SZCZASNY, this 30th day of JANUARY, 2022.

Notary Public: 

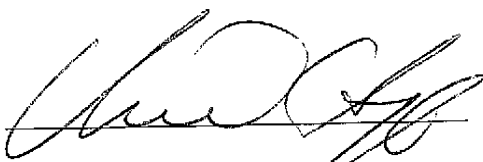


The GRANTEE (or the agent for the GRANTEE) affirms that, to the best of the knowledge of the undersigned, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business 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 this 30th day of JANUARY, 2022.


ESTELLE A. SZCZASNY

Subscribed and sworn to before me by the said ESTELLE A. SZCZASNY, this 30th day of JANUARY, 2022.

Notary Public: 



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.)