

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THE GRANTORS, ZYGMUNT GRACA and ANNA GRACA, husband and wife, of the Village of Niles, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, CONVEY and WARRANT to ZYGMUNT GRACA and ANNA GRACA as Trustees and unto each and every successor or successors in

trust under the provisions of the Zygmunt and Anna Graca Joint Living Trust Agreement dated February 10, 2022, all interest in the following described real estate situated in Village of Niles, County of Cook, State of Illinois, to wit:

Legally described as

LOT 16 IN CALLERO AND CATINO'S FIRST ADDITION TO GOLF VIEW GARDENS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PIN: 09-14-215-019-0000

Address of Real Estate: 8236 Lyons, Niles, Illinois 60714

TO HAVE AND TO HOLD said premises with appurtenances upon the trusts and for the uses and purposes set forth herein and in the Zygmunt and Anna Graca Joint Living Trust Agreement dated February 10, 2022.

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 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 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.



\*2205322014\*

Doc# 2205322014 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/22/2022 10:42 AM PG: 1 OF 4

# UNOFFICIAL COPY

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 Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon 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 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 Grantor hereby expressly waives and releases 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 homestead from sale on execution or otherwise.

Dated this 10<sup>th</sup> day of February, 2022 *Zygmunt Graca* (SEAL)  
ZYG MUNT GRACA

Dated this 10<sup>th</sup> day of February, 2022 *Anna Graca* (SEAL)  
ANNA GRACA

Exempt under 35 ILCS 200/31-45(e)

VILLAGE OF NILES  
REAL ESTATE TRANSFER TAX  
2/18/22  
8236 Lyons  
28124 \$ Exempt

REAL ESTATE TRANSFER TAX		22-Feb-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

09-14-215-019-0000 | 20220201631106 | 1-211-816-336

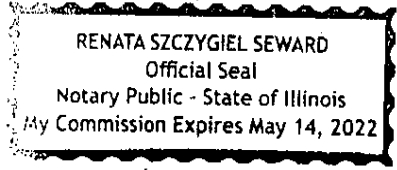
# UNOFFICIAL COPY

State of Illinois )  
                                  )     SS.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that ZYGMUNT GRACA and ANNA GRACA personally known to me to be the same person(s) whose name(s) 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 waive of the right of homestead.

Given under my hand and official seal this 10<sup>th</sup> day of February, 2022

Renata Szczygiel Seward (Notary Public)



### TRUSTEE ACCEPTANCE

The Grantees, ZYGMUNT GRACA and ANNA GRACA, as Trustees under the provisions of the Zygmunt and Anna Graca Joint Living Trust Agreement dated February 10, 2022, hereby acknowledge and accept this conveyance into the said trust.

Zygmunt Graca  
ZYGMUNT GRACA, as Trustee of the Zygmunt and Anna Graca Joint Living Trust Agreement dated February 10, 2022

Anna Graca  
ANNA GRACA, as Trustee of the Zygmunt and Anna Graca Joint Living Trust Agreement dated February 10, 2022

Mail to: Zygmunt and Anna Graca, 236 Lyons, Niles, Illinois 60714

Mail tax bills to: Zygmunt and Anna Graca, 236 Lyons, Niles, Illinois 60714

Prepared by: Seward & Szczygiel, P.C., 4756 N. Milwaukee Ave., Chicago, IL 60630

# UNOFFICIAL COPY

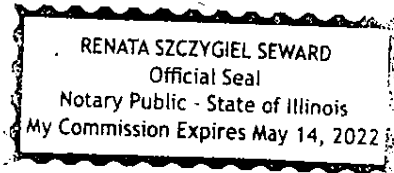
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a 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: February 10, 2022

Signature: Zygmunt Graw  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME  
this 10<sup>th</sup> day of February, 2022  
Renata Szczygiel Seward  
NOTARY PUBLIC



The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a 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: February 10, 2022

Signature: Zygmunt Graw  
Grantee or Agent (as Co-Trustee)

SUBSCRIBED AND SWORN TO BEFORE ME  
this 10<sup>th</sup> day of February, 2022  
Renata Szczygiel Seward  
NOTARY PUBLIC

