

UNOFFICIAL COPY

This instrument prepared by
and mail recorded document to:
Navigant Law Group, LLC
3030 W. Salt Creek Lane, Suite 330
Arlington Heights, IL 60005

Doc#: 2209833161 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/08/2022 11:11 AM Pg: 1 of 4
Dec ID 20220301667710

Grantee's Address and
Mail future tax bills to:
Edward J. Gruszka, as Trustee
10 W. Brookwood Drive
Arlington Heights, IL 60004

TRUSTEE'S DEED IN TRUST

This Indenture, made this 29 day of March, 2022, between Lucia M. Gruszka, as Trustee of the Lucia M. Gruszka Trust dated October 24, 1997, which trust is qualified to do business under and by virtue of the laws of the State of Illinois, under the provisions of a deed or deeds duly recorded and delivered to said Trustee in pursuance of a trust agreement dated October 24, 1997, and known as the Lucia M. Gruszka Trust dated October 24, 1997, Grantor, and Edward J. Gruszka, as Trustee of the Edward J. Gruszka Trust dated October 24, 1997, Grantee.

Witnesseth. That said Grantor, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, does hereby grant and convey unto said Grantee, the following described real estate, situated in Cook County, State of Illinois, to wit:

LEGAL DESCRIPTION:

Lot 80 in Chateline Subdivision Unit No. 3, being a subdivision of part of the West ½ of the Northwest ¼ of Section 17 Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County, Illinois

PIN: 03-17-116-002

Address of Property: 10 W. Brookwood Drive, Arlington Heights, IL 60004

together with the tenements and appurtenances thereunto belonging.

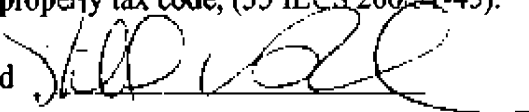
Subject, however, to the general taxes for the year of 2022 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

To Have and To Hold the same unto said party of the second part, and to the proper use, benefit, and behold forever of said party of the second part.

“Exempt under provisions of ¶ “e”, section 31-45, property tax code, (35 ILCS 200/31-45).”

Date: March 29, 2022

Signed



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The Trustee or Trustees hereby declare that they accept and have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealing:** 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 the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire 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 other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust agreements described above were in full force and effect; that said instruments so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said trust agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. 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 laws of the State of Illinois in such case made and provided.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, said party of the first part has caused its name to be signed to these presents the day and year first above written.

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Signatures:

Signed and agreed on this 29 day of March, 2022, by the following persons:

Lucia M. Gruszka
Lucia M. Gruszka, as Trustee of the Lucia M. Gruszka Trust dated October 24, 1997

I, Edward J. Gruszka, as Trustee of the Edward J. Gruszka Trust dated October 24, 1997 hereby accepts the conveyance of the property described in this instrument to said Trust.

Edward J. Gruszka
Edward J. Gruszka, as Trustee of the Edward J. Gruszka Trust dated October 24, 1997

Witnesses:

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above persons as Grantors and Grantees. At the request of, and in the sight and presence of the above persons, and in the sight and presence of each other, we do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: [Signature]
Name: M. Palm
City: Arlington Heights State: Illinois

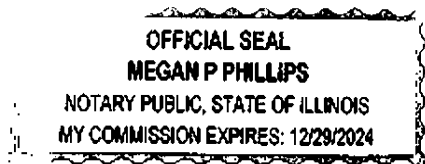
Witness Signature: [Signature]
Name: Dawn M. Beaver
City: Arlington Heights State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

Grantor and Grantee appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the instrument and acknowledged to me that she executed the instrument in her authorized capacity as Grantor and Grantee, and that by her signatures on the instrument, they executed the instrument.

Witness my hand and seal this

29 day of March, 2022,



Megan P. Phillips
Notary Public

This instrument was prepared without examination of title and based on information provided by Grantors.

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STATEMENT BY GRANTOR AND GRANTEE

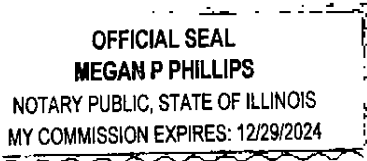
GRANTOR(S):

The Grantor(s), or his and her agent, affirms that, to the best of their knowledge, the name of Grantor(s) 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, 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 March 29, 2022

Signed by Lucia M. Gruszka
Lucia M. Gruszka, as Trustee of the
Lucia M. Gruszka Trust
Dated October 24, 1997

Subscribed and sworn to before me
this March 29, 2022



Megan P. Phillips
Notary Public

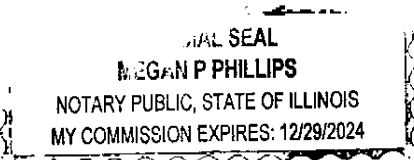
GRANTEE(S):

The Grantee(s), or their agent, affirms that, to the best of their knowledge, the name of Grantee(s) 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, 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 March 29, 2022

Signed by Edward J. Gruszka
Edward J. Gruszka, as Trustee of the
Edward J. Gruszka Trust
Dated October 24, 1997

Subscribed and sworn to before me
this March 29, 2022.



Megan P. Phillips
Notary Public