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**TRUSTEE'S DEED
IN TRUST
(ILLINOIS)**

Prepared by and after Recording
Mail to:

Laurence J. Kline
Hoogendoorn & Talbot LLP
122 South Michigan, Suite 1220
Chicago, Illinois 60603

Name & Address of Taxpayer:

Samuel J. Polsky, Trustee of the
Samuel J. Polsky Trust, Dated
August 26, 1997
2704 W. Morse Avenue
Chicago, IL 60645



2222133190

Doc# 2222133190 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/09/2022 03:06 PM PG: 1 OF 5

THE GRANTOR,

Samuel J. Polsky, Trustee of the Samuel J. Polsky Trust, Dated August 26, 1997 of the City of Chicago, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantor under said trust agreement hereby CONVEYS AND WARRANTS to:

Samuel J. Polsky and Patricia E. Sklar, as Co-trustees of the 2704 W. Morse Trust, Dated June 20, 2022, an inter vivos revocable trust created for estate planning purposes whose settlors and primary beneficiaries are the grantors, Samuel J. Polsky and Patricia E. Sklar, and unto all and every successor or successors in trust under said trust agreement, of 2704 W. Morse Avenue, Chicago, Illinois 60645,

all of Grantor's interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto.

To have and to hold said real estate 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 the present or in the 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 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

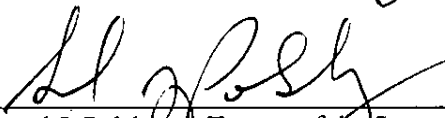
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ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter; and the Grantors hereby expressly waive 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 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 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, her or their predecessor in trust.

Subject to: general real estate taxes not yet due or payable; covenants, conditions and restrictions of record; easements, roads and highways.

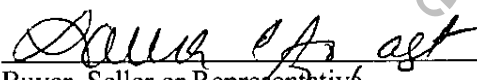
DATED as of this 20th day of June, 2022.




Samuel J. Polsky, as Trustee of the Samuel J. Polsky Trust, Dated August 26, 1997



STATE OF ILLINOIS- COUNTY OF COOK
EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH (E), SECTION 31-45, OF THE
REAL ESTATE TRANSFER TAX ACT.

Dated: 6-20-22



Buyer, Seller or Representative

REAL ESTATE TRANSFER TAX		09-Aug-2022
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX		09-Aug-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

10-36-219-033-0000 | 20220801604588 | 1-016-422-992

10-36-219-033-0000 | 20220801604588 | 2-113-380-944

* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Samuel J. Polsky, as Trustee of the Samuel J. Polsky Trust, Dated August 26, 1997, 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 the said instrument as his free and voluntary act as such trustee for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of June, 2022.

Laurence J. Kline
Notary Public

(Seal)



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EXHIBIT A

Legal Description:

Lot Forty-Four (44), (except the West Eight (8) feet thereof), and all of Lot Forty-Five (45) in Block Six (6) in the National City Realty Company's First Addition to Rogers Park manor, a Subdivision of the West Half (1/2) of the South West Quarter (1/4) of the North East Quarter (1/4) of Section Thirty-Six (36), Township Forty-One (41) North, Range Thirteen (13), East of the Third Principal Meridian, in Cook County, Illinois.

Tax I.D. Number: 10-36-219-033

Common Address: 2704 W. Morse Avenue, Chicago, Illinois 60645

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, 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: June 24, 2022

Signature:

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this
24 day of June, 2022

[Handwritten Signature]
Notary Public



The grantee or his agent affirms that, to the best of his knowledge, 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: June 24, 2022

Signature:

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this
24 day of June, 2022

[Handwritten Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]