

# UNOFFICIAL COPY



\*2229908003\*

Doc# 2229908003 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/26/2022 10:20 AM PG: 1 OF 5

**DEED**

**IN**

**TRUST**

(The Above Space For Recorder's Use Only)

THE GRANTORS, LAWRENCE M. BURDA and JOANNE M. BURDA, husband and wife, of 6100 Flagg Creek Lane, Western Springs, IL 60558, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, convey and warrant unto LAWRENCE MICHAEL BURDA and JOANNE MARIE BURDA husband and wife, of 6100 Flagg Creek Lane, Western Springs, IL 60558, not individually, but as trustees under a trust agreement known as the Lawrence and Joanne Burda Trust Agreement dated June 12, 2018 (hereinafter the "Trust Agreement"), and unto any successor or successors in trust under the Trust Agreement, under which LAWRENCE MICHAEL BURDA and JOANNE MARIE BURDA are the primary beneficiaries, said beneficial interest to be held as a tenancy by the entirety, the following described real estate situated in the County of Cook and State of Illinois, to-wit:

LOT 285 IN TIMBER TRAILS RESUBDIVISION NO. 5, BEING A RESUBDIVISION OF LOTS 251, 252, 253 P.O. 11 AND P.O. 12 IN TIMBER TRAILS SUBDIVISION UNIT 2, DOCUMENT NUMBER 0705315075, AND OF LOTS 281, AND 284 IN TIMBER TRAILS RESUBDIVISION NO. 4 DOCUMENT NUMBER 1922617090, ALL BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID TIMBER TRAILS RESUBDIVISION NUMBER 5 RECORDED OCTOBER 31, 2019, AS DOCUMENT NUMBER 1930406158, ALL IN COOK COUNTY ILLINOIS.

Subject to: General real estate taxes for 2022 and subsequent years, covenants, conditions, and restrictions of record, building lines and easements, if any.

Address of real estate: 6100 Flagg Creek Lane, Western Springs, IL 60558

Property Index Number: 18-18-407-067-0000

Exempt under provisions of 35 ILCS 200/31-45, Paragraph (e).

Date: 10/12/2022 Robert A. Cosentino  
Buyer, Seller or Representative

S 4  
P 5  
S 1  
SCY 1  
INT 2

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

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TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Trust Agreement set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises 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 the premises 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 appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the Trust Agreement have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Trust Agreement was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall 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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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Anything herein to the contrary notwithstanding, any successor or successors in trust under the Trust Agreement shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

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 WITNESS WHEREOF the Grantors have signed this Deed in Trust on this 12th day of October, 2022.

*Lawrence M. Burda*

Lawrence M. Burda, as Grantor

*Joanne M. Burda*

Joanne M. Burda, as Grantor



ACCEPTED:

*Lawrence Michael Burda*

Lawrence Michael Burda, as trustee as aforesaid

*Joanne Marie Burda*

Joanne Marie Burda, as trustee as aforesaid

REAL ESTATE TRANSFER TAX		25-Oct-2022	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
18-18-407-067-0000		20221001671108   1-829-450-064	

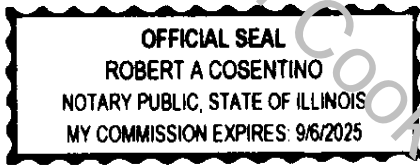
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STATE OF ILLINOIS    )  
  )  
COUNTY OF COOK    )

I, ROBERT A. COSENTINO, Notary Public, hereby certify that LAWRENCE M. BURDA and JOANNE M. BURDA, husband and wife, personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 12<sup>th</sup> day of October, 2022.

Robert A. Cosentino  
Notary Public



My commission expires 9/6/2025

This instrument was prepared by: Robert A. Cosentino, Esq., 1000 Hillgrove Avenue, Suite 220, Western Springs, Illinois 60558

MAIL TO:  
Robert A. Cosentino, Esq.  
1000 Hillgrove Avenue, Suite 220  
Western Springs, IL 60558

SEND SUBSEQUENT TAX BILLS TO:  
Lawrence Michael Burda, as trustee  
Joanne Marie Burda, as trustee  
6100 Flagg Creek Lane  
Western Springs, IL 60558

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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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 and hold title to real estate under the laws of the State of Illinois.

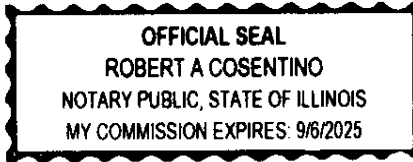
Dated: Oct. 12, 2022

*Lawrence M. Benda*

Grantor or Agent

Subscribed and Sworn to before me this 12th day of October, 2022

*Robert A. CoSENTINO*  
Notary Public



The Grantee or his agent affirms and verifies that 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 and hold title to real estate under the laws of the State of Illinois.

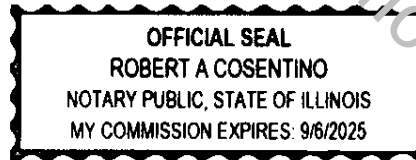
Dated: October 12, 2022

*Lawrence Michael Benda - Trustee*

Grantee or Agent

Subscribed and Sworn to before me this 12th day of October, 2022

*Robert A. CoSENTINO*  
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.)