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Doc#: 2234346054 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/09/2022 04:03 PM Pg: 1 of 6

QUIT CLAIM DEED IN TRUST

AFTER RECORDING MAIL TO:
AGNES POGORZELSKI, ESQ.
7443 W. IRVING PARK ROAD
SUITE 1W
CHICAGO, ILLINOIS 60634

MAIL TAX BILLS TO:
PARKWAY BANK AND TRUST
6221 N. NIAGARA AVE., UNIT 401
CHICAGO, ILLINOIS 60631

Dec ID 20221201609220
ST/CO Stamp 1-918-897-488
City Stamp 0-992-611-664

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) ZBIGNIEW BIALOSZEWSKI, a single man,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated November 18, 2022 and known as Trust Number 16569, the following described real estate in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding the case of any single demise the term of 99 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 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 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

Heart Form No. 1075F

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (e)
and Cook County Ordinance 93-0-27(e)

Date 12.07.22 Signature Bialowski

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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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

And the said grantor hereby expressly waive ed and release ed 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 grantor _____ aforesaid ha^s hereunto set his/her hand _____ and seal _____ this 7th day of December 2022

<p><u>X Bial</u> Signature</p> <p><u>Zbigniew Bialaszewski aka Zbigniew Bialoszewski</u> Name</p>	<p>_____ Signature</p> <p>_____ Name</p>
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THIS INSTRUMENT WAS PREPARED BY:

Agnes Pogorzelski, Agnes Pogorzelski & Associates, P.C. 7443 W. Irving Park Rd., #1W, Chicago, IL 60634

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that _____ Zbigniew Bialaszewski _____ 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/her _____ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 7th day of December, 2022



Agnes Pogorzelski
Notary Public

6221 N. Niagara Avenue, Unit 401
Chicago, Illinois 60631

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address
of above described property

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT NUMBER 401 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THE WESTERLY 232.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 40, THE WESTERLY 300.0 FEET (MEASURED ALONG THE NORTHERLY AND SOUTHERLY LINE) OF LOT 41, ALL OF LOT 42, ALL IN BLOCK 64 IN "NORWOOD PARK", A SUBDIVISION OF THAT PART OF NORWOOD PARK, LYING NORTH AND EAST OF NORWOOD AVENUE, BEING ALL OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13 (EXCEPT 30 ACRES IN NORTHEAST ¼ OF THE NORTHEAST ¼ NORTH OF RAND ROAD) AND PART OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOTS 5 AND 6 WHICH LIES WESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHERLY LINE OF LOT 5, SAID POINT BEING 67.0 FEET SOUTHEASTERLY OF THE NORTHWESTERLY CORNER OF LOT 5, TO A POINT IN THE SOUTHERLY LINE OF LOT 6, SAID POINT BEING 65.0 FEET SOUTHEASTERLY OF THE SOUTHWESTERLY CORNER OF LOT 6, MEASURED ALONG THE SOUTHERLY LINE OF LOT 6, IN H.P. KELDER'S RESUBDIVISION OF LOTS 12 TO 17 INCLUSIVE IN BLOCK 64 IN "NORWOOD PARK", A SUBDIVISION IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY FIRST BANK OF OAK PARK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 1, 1968 AND KNOWN AS TRUST NUMBER 8484 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22052942; TOGETHER WITH AN UNDIVIDED 2.030 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **13-06-110-050-1035**

Address of Real Estate: **6221 Niagara Ave, Unit 401
Chicago, IL 60631**

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Property of Cook County Clerk's Office



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

13-06-110-050-1035 | 20221201609220 | 0-992-611-664

Total does not include any applicable penalty or interest due.

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Property of Cook County Clerk's Office

COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00



13-06-110-050-1035 | 20221201609220 | 1-918-897-488