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PREPARED BY:

Kathleen Cunningham
Cross Town Legal
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448



Doc# 2301034037 Fee \$88.00

MAIL TO:

Kathleen Cunningham
Cross Town Legal
19201 S. LaGrange Road
Suite 205
Mokena, IL 60448

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/10/2023 01:30 PM PG: 1 OF 4

MAIL TAX BILL TO:

SCOTT ALAN SOWINSKI
FRANK MICHAEL KUZNIEWSKI, JR.
14012 Bonbury Lane
Orland Park, IL 60462

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSTH that the Grantor(s) Scott Sowinski and Frank Kuzniewski, a married couple, of 14012 Bonbury Lane, Orland Park, IL 60462, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and quit claim to Scott Alan Sowinski and Frank Kuzniewski, Jr., TRUSTEE OF THE SCOTT ALAN SOWINSKI and FRANK MICHAEL KUZNIEWSKI, JR. TRUST DATED November 7, 2022, of 14012 Bonbury Lane, Orland Park, IL 60462, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 48 in Wedgewood Estates Unit II, a Subdivision of part of the West ½ of the East ½ of the Southeast ¼ of Section 2, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 27-02-409-027-0000

PROPERTY ADDRESS: 14012 Bonbury Lane, Orland Park, IL 60462

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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.

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In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said trust the entire legal and equitable title in fee, in and to all the premises above described.

And the said 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 aforesaid have hereunto set their hand and seal this 7 day of Nov, 2022.

Scott Sowinski
SCOTT SOWINSKI

Frank Kuzniewski
FRANK KUZNIEWSKI.

STATE OF ILLINOIS)

COUNTY OF WILL)

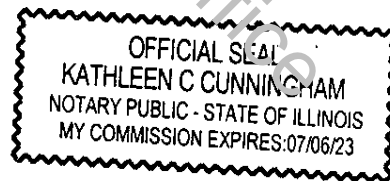
I, the undersigned, a Notary Public in and for said County in the State aforesaid, **DO HEREBY CERTIFY**, that SCOTT ALAN SOWINSKI and FRANK MICHAEL KUZNIEWSKI, JR., personally known to me to be the same persons whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument their 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 7 day of November 2022.

Kathleen C. Cunningham
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW



DATE: 11/7/22

Scott Sowinski
Buyer, Seller or Representative

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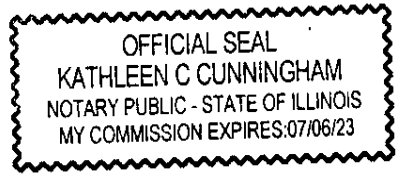
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 Nov 7, 2022 Signature: X [Signature]

Date 11/7, 2022 Signature: X [Signature]

Subscribed and sworn to before me by the said Grantor(s) this 7 day of November, 2022



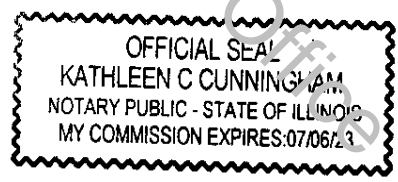
NOTARY PUBLIC [Signature]

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 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.

Date Nov. 7, 2022 Signature: X [Signature]

Date 11/7, 2022 Signature: X [Signature]

Subscribed and sworn to before me by the said Grantee(s) this 7th day of November, 2022.



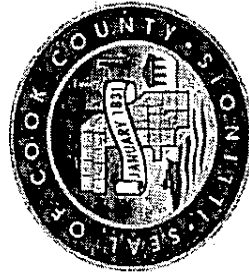
NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)

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REAL ESTATE TRANSFER TAX

10-Jan-2023



COUNTY:
ILLINOIS:
TOTAL:

0.00
0.00
0.00

27-02-409-027-0000

20221001665425

1-671-844-688

Property of Cook County Clerk's Office