

UNOFFICIAL COPY

Doc#: 2310106008 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/11/2023 09:21 AM Pg: 1 of 4

Dec ID 20230401687534

DEED IN TRUST

The Grantor, Maria Klich, a widow, of
202 N. Westgate ^{Rd.} ~~Street~~, Mt. Prospect, IL
60056, hereby Conveys and Warrants
the entire fee interest in the following
described real estate to Grantee, Edward
Klich, not individually, but as trustee of
the Maria Klich Trust, dated April 14,
2020, of 202 N. Westgate ^{Rd.} ~~Street~~, Mt.
Prospect, IL 60056.

LOT 17 IN WESTGATE GARDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE
NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
REGISTERED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS,
ON JULY 27, 1976 AS DOCUMENT 288400.

Permanent Tax I.D. Number: 03-35-308-017-0000

Address of Real Estate: 202 N. Westgate ^{Road} ~~Street~~, Mt. Prospect, IL 60056

Subject to general real estate taxes not due and payable; existing lien(s) and mortgage(s); covenants, conditions, restrictions of record, building lines and easements, if any.

TO HAVE AND TO HOLD the said real estate and appurtenances thereto as provided in said trust and for the following uses:

1. The trustee (or trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell to convey with or without consideration to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease; (f) to convey trust property directly to another trustee.

2. 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 to the application of the purchase money, loan proceeds, rental or other consideration given nor shall be required to see that the terms of the trust have been complied with, or to enquire 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 above described was in full force and effect; that said instrument 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; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding trustee.

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The trustee of the Maria Klich Trust, dated April 14, 2020, hereby accepts the conveyance/transfer of the foregoing described real estate pursuant to this deed instrument.


Edward Klich, trustee

This document was prepared by: Patrick S. Sylvester, Sylvester Law Firm, PC, 1000 Skokie Boulevard, Suite 320, Wilmette, IL 60091.

Mail recorded document to: Patrick S. Sylvester, Sylvester Law Firm, PC, 1000 Skokie Boulevard, Suite 320, Wilmette, IL 60091.

Mail tax bills to: Maria Klich, 202 N. Westgate Road, Mt. Prospect, IL 60056

Property of Cook County Clerk's Office

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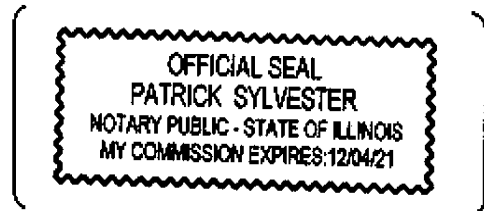
Statement by Grantor and Grantee

The grantor or the grantor's agent affirms that, to the best of his or her 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 under the laws of the State of Illinois.

Dated: 4/14/20 Maria March
Grantor or Agent

Subscribed and sworn to before me
this 14 day of April, 2020.

Patrick Sylvester
Notary Public

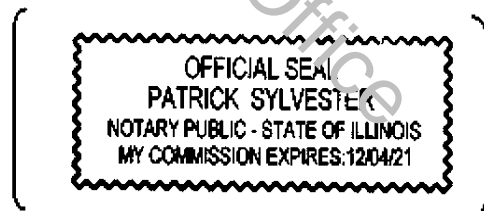


The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 4/14/20 Maria March
Grantee or Agent

Subscribed and sworn to before me
this 14 day of April, 2020.

Patrick Sylvester
Notary Public



NOTE: Any person who knowingly submits 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.)