

UNOFFICIAL COPY

DEED IN TRUST

Doc#. 2314313049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2023 09:48 AM Pg: 1 of 5

Prepared by:

The Law Office of
Gene S. Bobroff, P.C.
701 West Golf Road
Mt. Prospect, IL 60056

Dec ID 20230501622859

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THE GRANTOR, Therese C. Walski, a widow, of the Village of Des Plaines, the County of Cook, in the State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Therese C. Walski, as trustee of The Walski Trust Agreement dated March 21, 2023.

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

P.I.N.: 09-28-101-085-0000

Address of Property: 1625 Linden Avenue, Des Plaines, Illinois 60018

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses: **See Page 3**

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

Dated this 21st day of March, 2023

Therese C. Walski

Therese C. Walski

(Seal)

Exempt deed or instrument
eligible for recordation
without payment of tax.

[Signature]
City of Des Plaines

5/17/23

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LEGAL DESCRIPTION

SITUATED IN LOT 11 AND 12 IN BLOCK 2 IN WHITE'S RIVERVIEW ADDITION, A SUBDIVISION OF THE NORTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. BEING THE SAME PROPERTY CONVEYED BY DEED RECORDED IN DOCUMENT NO. 87597382 OF THE COOK COUNTY, ILLINOIS RECORDS.

P.I.N.: 09-28-101-085-0000

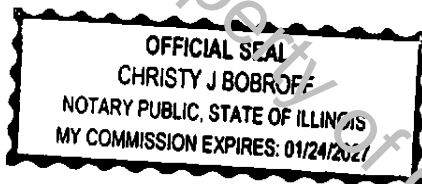
Property Address: 1625 Linden Avenue, Oak Plain, IL 60018

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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 Therese C. Walski; a widow person, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of March, 2023




 Notary Public

This Deed is Exempt under 35 ILCS 200/31-45 paragraph Section 4, Real Estate Transfer Act.


 Signature of Grantor or Representative

Date: 3/21/23

Mail To & Tax Bills To:

Therese C. Walski
 1625 Linden Avenue
 Des Plaines, Illinois 60018

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Trust Provisions

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.

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 Agreement 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 Agreement; and if said agreement 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.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 3 | 21 | 2023

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): _____

On this date of: 3 | 21 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
CHRISTY J BOBROFF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/24/2027

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 3 | 21 | 2023

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): _____

On this date of: 3 | 21 | 2023

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

OFFICIAL SEAL
CHRISTY J BOBROFF
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 01/24/2027

CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016