

UNOFFICIAL COPY

23-00647 ST (131)  
Deed in Trust



Doc# 2315847016 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/07/2023 12:27 PM PG: 1 OF 2

THIS INSTRUMENT PREPARED BY:  
Law Offices of Lisa C. Perna, Ltd

19 Riverside Rd., Ste. 2

Riverside, IL 60546

FORWARD ALL FUTURE TAX BILLS TO:

HOME STATE BANK  
40 GRANT ST  
CRYSTAL LAKE IL 60014

For Recorder's Use Only

THIS INDENTURE WITNESSETH, THAT THE GRANTOR Mark E. Kogut and Michele B. Kogut, husband and wife, as tenants by the entirety \*  
of the County of Cook and State of Illinois,  
for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, Convey(s) and  
(WARRANT/QUIT CLAIM\*) unto Home State Bank/National Association its successors as Trustee under the provisions of a trust  
agreement dated the 29th day of May, 20 23 and known as Trust  
Number 6851 the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 637 (EXCEPT THE SOUTHWESTERLY 30 FEET THEREOF) AND THE SOUTHWESTERLY 10 FEET OF LOT 638 IN BLOCK 2 IN THIRD DIVISION OF RIVERSIDE, A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 25, ALSO A PART OF THE SOUTHEAST 1/4 OF SECTION 25, ALSO A PART OF THE NORTHWEST 1/4 OF SECTION 36, ALSO A PART OF THE NORTHEAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

| REAL ESTATE TRANSFER TAX |  | 07-Jun-2023 |        |
|--------------------------|--|-------------|--------|
| COUNTY:                  |  |             | 130.00 |
| ILLINOIS:                |  |             | 260.00 |
| TOTAL:                   |  |             | 390.00 |

15-36-210-053-0000 | 20230501633608 | 1-309-932-240

Compliance or Exemption Approved  
Village of Riverside

BY: Anne Cyran

Date: 30 May 2023

Permanent Index Number 15-36-210-053-0000

Common Address of Property 155 E. Burlington Street, Riverside, IL 60546 \*

S Y  
P 2  
S Y-1  
SC  
INT KV

# UNOFFICIAL COPY

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 commerce in praesenti of 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 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 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 of 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 predecessors 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 26<sup>th</sup> day of May, 2023.

[Signature] (SEAL)

Michelle B. Kogut (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark E. Kogut and Michele B. Kogut personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as 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 official seal, this 26<sup>th</sup> day of May, 2023.

Commission expires September 29, 2025. Brandi J. Alvarado

NOTARY PUBLIC

\* USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

GRANTEE'S ADDRESS - 40 GRANT STREET, CRYSTAL LAKE, ILL.

