

# UNOFFICIAL COPY

**This instrument prepared by:**

Maureen Moskal  
Moskal & Associates, Ltd.  
15601 S. Cicero Avenue, #101  
Oak Forest, IL 60452

Doc# 2315855069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/07/2023 11:00 AM Pg: 1 of 2

**Mail future tax bills to:**

Jennifer Lynn Czupek, Co-Trustee  
Patrick Robert Franchi, Co-Trustee  
529 Keystone Avenue  
River Forest, IL 60305

Dec ID 20230501616419  
ST/CO Stamp 0-127-711-952 ST Tax \$2,000.00 CO Tax \$1,000.00

**Mail this recorded instrument to:**

Robert D. Lin  
Law Offices of Robert D. Lin, LLC  
903 Commerce Drive  
Suite 210  
Oak Brook, IL 60523

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, William L. West and Karen E. West, husband and wife, of the Village of River Forest, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Jennifer Lynn Czupek and Patrick Robert Franchi, as Co-Trustees of the Franchi Czupek Trust dated November 22, 2021, the following described real estate in the County of Cook and State of Illinois, to wit:

That part of Lots 11 and 12 in Fowler, Bruner, and Bodin's Subdivision in the Northeast 1/4 of Section 11, and in the Northwest 1/4 of Section 12, Township 39 North, Range 12 East of the Third Principal Meridian described as follows: Commencing at a point on the East line of Keystone Avenue 10 feet South of the North line of Lot 12, thence East parallel with the North line of Lot 12 to the West line of Solomon Thatcher's Subdivision in the West 1/2 of the Northwest 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, thence North along said West line of Thatcher's Subdivision to a point on the North line of the South 1/2 of Lot 11, thence West on the North line of the South 1/2 of Lot 11 to the East line of Keystone Avenue, thence South on the East line of Keystone Avenue to the place of beginning, all in Cook County, Illinois.

Permanent Index Number(s): 15-12-107-017-0000 and 15-12-107-018-0000  
Property Address: 529 Keystone Avenue, River Forest, IL 60305

together with the tenements and appurtenances thereunto belonging.

**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 re-subdivide 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, to pledge or otherwise to 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 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

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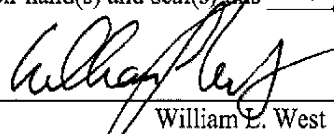
or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above 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 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, her, or their predecessor 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.

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 19<sup>th</sup> day of May, 2023.

  
William L. West

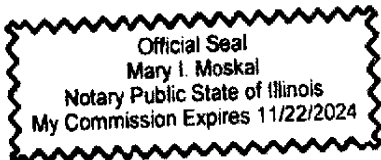
  
Karen E. West

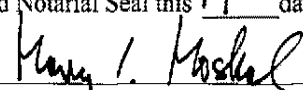


VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax

Date 5/30/23 Amount Paid \$2,100.00

STATE OF Illinois )  
 ) SS I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO  
COUNTY OF COOK ) HEREBY CERTIFY that William L. West and Karen E. West, personally known to me  
 ) to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument,  
 ) appeared before me this day in person and acknowledged that h/she/they signed,  
 ) sealed, and delivered the said instruments as his/her/their free and voluntary act, for the  
 ) uses and purposed therein set forth, including the release and waiver of the right of  
 ) homestead.



Given under my hand and Notarial Seal this 19<sup>th</sup> day of May, 2023.  
  
Notary Public

My commission expires: 11/22/2024