

# UNOFFICIAL COPY



## DEED IN TRUST - QUIT CLAIM TENANTS BY THE ENTIRETY

Doc# 2324034023 Fee \$88.00

THIS INDENTURE, WITNESSETH,  
THAT THE GRANTOR,

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/28/2023 12:06 PM PG: 1 OF 4

**EUGENIUSZ SZLEMBARSKI**  
and  
**ZUZANNA SZLEMBARSKA,**  
husband and wife

of  
5823 W. Peterson Ave.  
Chicago IL 60646

for and in consideration of the sum of  
Ten Dollars (\$10.00) in hand paid, and  
for other good and valuable considerations,  
receipt of which is hereby duly acknowledged,  
convey and **QUIT CLAIM** unto

**EUGENIUSZ SZLEMBARSKI and ZUZANNA D. SZLEMBARSKA, HUSBAND AND WIFE, AS  
TRUSTEES OF THE SZLEMBARSKI FAMILY TRUST DATED SEPTEMBER 25, 2014**

Of which, EUGENIUSZ SZLEMBARSKI AND ZUZANNA SZLEMBARSKA are primary beneficiaries  
thereof, said beneficial interest to be held not as joint tenants or tenants in common but as **TENANTS BY  
THE ENTIRETY**, of 5823 W. Peterson Ave., Chicago, IL 60646, the following described real estate  
situated in Cook County, Illinois to wit:



**LEGAL DESCRIPTON:** LOTS 7 AND 8 IN BLOCK 1 IN WICKERSHAW'S ELSTON  
AVENUE SUBDIVISION IN FRACTIONAL SOUTHEAST  
QUARTER OF FRACTIONAL SECTION 5, TOWNSHIP 40 NORTH,  
RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS.


**PINs:** 13-05-401-015-0000 and 13-05-401-016-0000  
**Address:** 5823 W. Peterson Ave., Chicago, IL 60646

together with the tenements and appurtenances thereunto belonging. TO HAVE AND TO HOLD, the said  
real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust  
Agreement set forth, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY**  
forever.

**THE TERMS AND CONDITIONS APPEARING ON LAST PAGE OF THIS INSTRUMENT ARE  
MADE A PART HEREOF.**

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue  
of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on  
execution or otherwise.

REAL ESTATE TRANSFER TAX		28-Aug-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
13-05-401-015-0000   20230801609551   1-702-860-240		

REAL ESTATE TRANSFER TAX		28-Aug-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

13-05-401-015-0000 | 20230801609551 | 1-071-338-960

\* Total does not include any applicable penalty or interest due.

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 8th day of August, 2023.

Eugeniusz Szlembariski  
Eugeniusz Szlembariski

Zuzanna Szlembariska  
Zuzanna Szlembariska

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Eugeniusz Szlembariski and Zuzanna Szlembariska, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 8<sup>th</sup> day of August, 2023.



[Signature]  
Notary Public

Prepared by: Malgorzata M. Webb, Wyszyński & Webb PC  
2860 S. River Rd., Ste. 220, Des Plaines, IL 60018

**Return to:** and **Send Subsequent Tax Bill To:**

EUGENIUSZ SZLEMBARSKI  
ZUZANNA D. SZLEMBARSKA  
5823 W. Peterson Ave.  
Chicago, IL 60646

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E and Cook County Ord. 93-0-27 par. E.

Date: 08-08-2023

Sign: Eugeniusz Szlembariski

### ACCEPTANCE OF CONVEYANCE BY GRANTEEES

The undersigned grantees, as co-trustees as aforesaid, hereby accept the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this 8<sup>th</sup> day of August, 2023.

Eugeniusz Szlembariski  
EUGENIUSZ SZLEMBARSKI, TRUSTEE

Zuzanna Szlembariska  
ZUZANNA D. SZLEMBARSKA, TRUSTEE

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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 of Assignment of Beneficial Interest in 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 title to real estate under the laws of the State of Illinois.

Dated: August 8, 2023

Signature: *Eugeniusz Szlembarski*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said EUGENIUSZ SZLEMBARSKI  
This August 8, 2023  
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 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: August 8, 2023

Signature: *Zuzanna Szlembarska*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said ZUZANNA SZLEMBARSKA  
This August 8, 2023  
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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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid.