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Doc#: 2326541239 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/22/2023 04:04 PM Pg: 1 of 4

Dec ID 20230901631403

City Stamp 0-024-051-152

DEED IN TRUST

(The space above for Recorder's use only.)

THE GRANTORS WILLIAM A. GVIASDA and LAURA E. DONNELLY, spouses, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, of 5227 N. Glenwood Avenue, 2nd Floor, Chicago, Illinois 60640, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and WARRANT to

WILLIAM A. GVIASDA as trustee of the WILLIAM A. GVIASDA REVOCABLE TRUST, dated September 15, 2023 (hereinafter referred to as "trustee" regardless of the number of trustees), a one-half (1/2) undivided interest, and

LAURA E. DONNELLY as trustee of the LAURA E. DONNELLY REVOCABLE TRUST, dated September 15, 2023 (hereinafter referred to as "trustee" regardless of the number of trustees), the remaining one-half (1/2) undivided interest,

and to all and every successor or successors in trust under the trust agreements, as tenants in common, the following described real estate in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Street address: 5227 N. Glenwood Avenue, Chicago, Illinois 60640
Real estate index number: 14-08-125-010-0000

TO HAVE AND TO HOLD said premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreements, provided that the beneficial interests of the spouses to the homestead property are to be held as tenants in common.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises 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 99 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 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises shall be conclusive evidence in

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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 deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

On SEPT 15, 2023, the grantors signed this deed by placing their signatures below.

[Signature]
WILLIAM A. GWIASDA

[Signature]
LAURA E. DONNELLY

On SEPT 15, 2023, a trustee of the WILLIAM A. GWIASDA REVOCABLE TRUST, dated September 15, 2023 signed this deed by placing a signature below which indicates acceptance of this deed in trust by said trust.

[Signature]
WILLIAM A. GWIASDA, as trustee aforesaid

On 15 Sep 2023, 2023, a trustee of the LAURA E. DONNELLY REVOCABLE TRUST, dated September 15, 2023 signed this deed by placing a signature below which indicates acceptance of this deed in trust by said trust.

[Signature]
LAURA E. DONNELLY, as trustee aforesaid

STATE OF ILLINOIS) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify that WILLIAM A. GWIASDA and LAURA E. DONNELLY, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: Sept. 15, 2023

[Signature]
Notary Public



Exempted under Property Tax Code Section 45, paragraph E and Cook County Ordinance 95-104, paragraph E

[Signature] Sept. 15, 2023
Steve Raminiak, Attorney

Name and address of Grantee (and send future tax bills to):
William A. Gwiasda and Laura E. Donnelly, Trustees
5227 N. Glenwood Avenue, 2nd Floor, Chicago, Illinois 60640

This deed was prepared by (and upon Recordation, mail to): Law Offices of Steve Raminiak, P.C., 1655 N. Arlington Heights Road, Suite 302 East, Arlington Heights, IL 60004, (847) 870-3300, www.raminiaklaw.com

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

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EXHIBIT A

The North 5 feet of Lot 35 and all of Lot 36 in Block 13 in Cochran's Third Addition to Edgewater, being a Subdivision in the East 1/2 of the Northwest 1/4 of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Street address: 5227 N. Glenwood Avenue, Chicago, Illinois 60640

Real estate index number: 14-08-125-010-0000

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		21-Sep-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
		
14-08-125-010-0000 20230901631403 0-024-051-152		
* Total does not include any applicable penalty or interest due.		

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 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 Sept 15, 2023

Signature: [Handwritten Signature]

Grantor or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 15 day of Sept., 2023.

Notary Public [Handwritten Signature]



The grantee or his/her 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 Sept. 15, 2023

Signature: [Handwritten Signature]

Grantee or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 15 day of Sept., 2023.

Notary Public [Handwritten Signature]

