

# UNOFFICIAL COPY

**PREPARED BY:**

Attorney Katrina A. Cox  
15255 S. 94<sup>th</sup> Ave., Ste. 500  
Orland Park, IL 60462

Doc#. 2327241208 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/29/2023 01:20 PM Pg: 1 of 3

**MAIL TO:**

Anna Kowalczyk  
11608 Kiley Lane  
Orland Park, Illinois 60462

Dec ID 20230901634568  
ST/CO Stamp 1-615-840-208

**MAIL TAX BILL TO:**

Anna Kowalczyk  
11608 Kiley Lane  
Orland Park, Illinois 60467

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSTH that the Grantor(s) **ANNA KOWALCZYK (formally known as ANNA KIJ)** divorced and not since remarried, of 11608 Kiley Lane Orland Park, Illinois 60467, 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 and Quit Claim to **ANNA KOWALCZYK AS TRUSTEE OF THE ANNA KOWALCZYK LIVING TRUST DATED APRIL 28, 2022** the following described real estate in the County of Cook and State of Illinois, to wit:

**UNIT 65-A IN VILLAGE SQUARE OF ORLAND CONDOMINIUM II, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:**

**PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART THEREOF TAKEN FOR ROADS, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 87655966 AND AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NUMBER: **27-15-301-028-1113**

PROPERTY ADDRESS: **15513 WESTMINSTER DRIVE, #65A, ORLAND PARK, ILLINOIS 60462**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 resubdivide said property as often as desired, to contract to sell, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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.

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In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in said trust the entire legal and equitable title in fee, in and to all the premises above described.

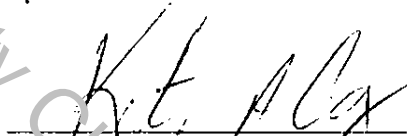
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal this 27<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
ANNA KOWALCZYK

I, the undersigned, a Notary Public in and for said County in the State aforesaid. **DO HEREBY CERTIFY**, that **ANNA KOWALCZYK**, personally known to me to be the same persons whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument their free and voluntary act for the uses and purposes therein set forth including the release and waiver of the right of homestead.

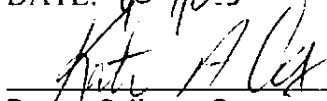
Given under my hand and notarial seal, this 27<sup>th</sup> day of September, 2023.

  
\_\_\_\_\_  
Notary Public

### COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

DATE: 9/27/23

  
\_\_\_\_\_  
Buyer, Seller or Representative



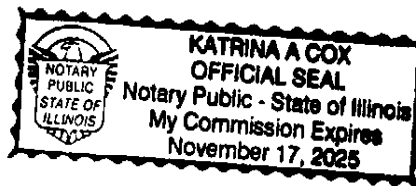
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 9/27, 2023 Signature: [Signature]  
Date \_\_\_\_\_, 20\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and sworn to before me by the said Grantor(s) this 27<sup>th</sup> day of September, 2023.

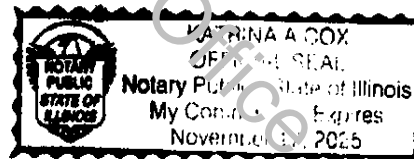


NOTARY PUBLIC Katrina A Cox

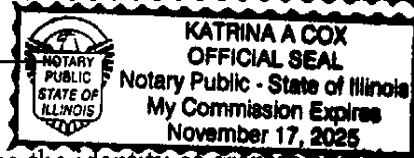
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 9/27, 2023 Signature: [Signature]  
Date \_\_\_\_\_, 20\_\_\_\_ Signature: \_\_\_\_\_

Subscribed and sworn to before me by the said Grantee(s) this 27<sup>th</sup> day of September, 2023.



NOTARY PUBLIC Katrina A Cox



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.)