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Doc#: 2332406117 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/20/2023 10:27 AM Pg: 1 of 3

QUIT CLAIM DEED IN TRUST

Dec ID 20231101677512

THE GRANTOR, Gertrude Poljak, a widow, of the City of Oak Forest, in the County of Cook, and State of Illinois, for and in consideration of \$10.00 in hand paid, convey and quit claim to

Gertrude Poljak, Trustee, or her successors in interest, of the Gertrude Poljak Living Trust dated November 13, 2023, and any amendments thereto.

whose address is 6820 West Winding Trail, Unit 403, Oak

(The Above Space For Recorder's Use Only)

Forest, IL 60452, as trustee under the provisions of a trust agreement dated November 13, 2023, all interest in the following described real estate in Cook County, Illinois:

UNIT NUMBER 6820-403 AND 6820-G10 IN FOREST TRAILS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 2,3, OUTLOT A, OUTLOT B AND OUTLOT C IN FOREST TRAILS OF OAK FOREST SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 3, 2004 AS DOCUMENT NUMBER 0403403015, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT REAL ESTATE INDEX NUMBER: 28-18-101-06-1009
ADDRESS OF REAL ESTATE: 6820 West Winding Trail, Unit 403, Oak Forest, IL 60452

I HEREBY DECLARE THAT THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF SUB-PARAGRAPH (E) OF THE REAL ESTATE TRANSFER TAX ACT (S.H.A 35 ILCS 200/31-45E).

SIGNED: _____

Elizabeth D Kostelnik

DATED: NOVEMBER 13, 2023

TO HAVE AND TO HOLD the said premises with the appurtenances on the trusts and for the uses and purposes herein and in said trust agreement.

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 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 commence in present or 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 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

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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 after the date of the deed.

In no other 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, 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, 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.

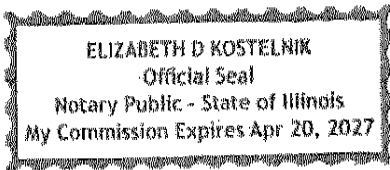
And the said grantor hereby expressly waives and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor signed this deed on November 13, 2023.

Gertrude Poljak
Gertrude Poljak, Grantor

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, a Notary Public for the County and State above, certify that Gertrude Poljak, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Dated: November 13, 2023

Elizabeth D Kostelnik
Elizabeth D Kostelnik, Notary Public
Commission Expires: 04/20/2027

PREPARED BY: Elizabeth Kostelnik Peace of Mind Legal Services, LLC 15255 S. 94th Avenue, 5th Floor Orland Park, IL 60462	MAIL TO: Elizabeth Kostelnik Peace of Mind Legal Services, LLC 15255 S. 94th Avenue, 5th Floor Orland Park, IL 60462	TAXPAYER: Gertrude Poljak, Trustee 7800 Willowood Court Oak Forest, IL 60452
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 11 | 13 | 20 23

SIGNATURE: *Gertrude Poljak*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

Elizabeth D Kostelnik

By the said (Name of Grantor): Gertrude Poljak

On this date of: 11 | 13 | 20 23

NOTARY SIGNATURE: *Elizabeth D Kostelnik*

AFFIX NOTARY STAMP BELOW

ELIZABETH D KOSTELNIK
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 20, 2027

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 13 | 20 23

SIGNATURE: *Gertrude Poljak, Trustee*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

Elizabeth D Kostelnik

By the said (Name of Grantee): Gertrude Poljak, Trustee

On this date of: 11 | 13 | 20 23

NOTARY SIGNATURE: *Elizabeth D Kostelnik*

AFFIX NOTARY STAMP BELOW

ELIZABETH D KOSTELNIK
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 20, 2027

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

rev. on 10.17.2016