

# UNOFFICIAL COPY

Doc#: 2401033081 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/10/2024 10:03 AM Pg: 1 of 5

## DEED IN TRUST

### MAIL RECORDED INSTRUMENT TO:

Wilson & Wilson Estate Planning & Elder Law, LLC  
1023 W 55th St., Suite 200  
LaGrange, Illinois 60525

Dec ID 20240101609895

### MAIL FUTURE TAX BILLS TO:

Michael Mikrut  
Kathleen Mikrut  
3937 Johnson Ave.  
Western Springs, Illinois 60558

**MICHAEL MIKRUT and KATHLEEN G. MIKRUT**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 3937 Johnson Ave., Western Springs, Cook County, Illinois 60558, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MICHAEL MIKRUT and KATHLEEN G. MIKRUT, Co-Trustees of the MICHAEL AND KATHLEEN MIKRUT REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 3937 Johnson Ave., Western Springs, Illinois 60558, and such Trust having been established under that certain revocable trust agreement dated the 3rd day of January, 2024, by and between MICHAEL MIKRUT and KATHLEEN G. MIKRUT, as trustors and as co-trustees, have CONVEYED and QUIT CLAIMED to Grantee, all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

LOT 9 IN BLOCK 5 IN FIELD PARK, A SUBDIVISION IN THE WEST 5/8 OF THE WEST HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The interests of MICHAEL MIKRUT and KATHLEEN G. MIKRUT to the homestead property described above are to be held as tenants by the entirety.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 18-05-101-009-0000

Property address: 3937 Johnson Ave., Western Springs, Illinois 60558

The Trust grants the trustee thereof full power and authority: (1) to improve, manage, protect and subdivide said real estate or any part thereof; (2) to contract, sell or exchange, grant options to lease or purchase on any terms, and to convey either with or without consideration; (3) to convey the real estate or any part of it to a successor or successors in trust, and to grant to these successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; (4) to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part of it; (5) to donate, mortgage, pledge or otherwise encumber the real estate or any part of it; (6) to lease the real estate or any part of it, in

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possession or reversion, on any terms and for any period or periods of time up to but not exceeding a single term of 199 years, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions of them; (7) 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 reversions, and to contract respecting the manner or fixing the amount of present or future rentals; (8) to execute grants of easements or charges or any kind; (9) to release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it; (10) to deal with title to the real estate and every part of it in any way and for consideration that would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways specified above.

No party dealing with trustee with regard to real estate owned by the Trust, whether by contract, sale, lease, mortgage or otherwise, shall be required to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be required to see that the terms of the trust have been complied with, or be required to inquire into the necessity or expediency of any act of trustee, or be required to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (1) that at the time of delivery thereof, the trust created herein and by the trust agreement was in full force and effect, (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (3) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (4) 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary of the Trust shall have any title or interest, legal or equitable, except as stated.

Dated the 3rd day of January, 2024.

Michael Mikrut  
MICHAEL MIKRUT

Kathleen G. Mikrut  
KATHLEEN G. MIKRUT



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or the Grantor's agent affirms that, to the best of Grantor's 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 the 3rd day of January, 2024.

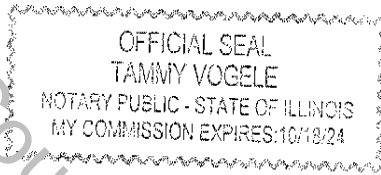
Michael Mikrut  
MICHAEL MIKRUT

Kathleen G. Mikrut  
KATHLEEN G. MIKRUT

Subscribed and sworn to before me  
By the said Michael Mikrut and Kathleen G. Mikrut

This 3rd day of January, 2024.

Tammy Voegel  
Notary Public



The Grantee or the Grantee's agent affirms 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 the 3rd day of January, 2024.

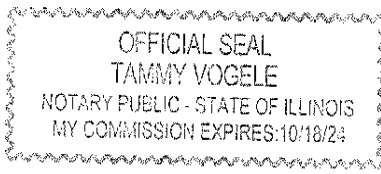
Michael Mikrut  
MICHAEL MIKRUT, Co-Trustees

Kathleen G. Mikrut  
KATHLEEN G. MIKRUT, Co-Trustees

Subscribed and sworn to before me  
By the said Michael Mikrut and Kathleen G. Mikrut, Co-Trustees

This 3rd day of January, 2024.

Tammy Voegel  
Notary Public



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**Note:** 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)

Property of Cook County Clerk's Office