

C.T.L./CY
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DEED IN TRUST

Doc#: 2401706376 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/17/2024 02:39 PM Pg: 1 of 4

Dec ID 20231201603665
ST/CO Stamp 1-459-763-248

THE GRANTOR(S) Gregory F.
Ostrowski and Dawn L.
Ostrowski, a married couple of
410 Kent

Village of Riverside
County of Cook and State
of Illinois

In consideration of the sum of ten dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Gregory F. Ostrowski and Dawn L. Ostrowski as trustees of the Ostrowski Joint Living Trust dated December 19, 2023 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION: See attached

Permanent Index Number (PIN): 15-25-411 034-0000

Address(es) of Real Estate: 410 Kent, Riverside, IL 60546

I hereby declare that this deed represents a transfer exempt under the provisions of Paragraph 4e of the Real Estate Transfer Tax Act.

12/19/2023
Date

Gregory F. Ostrowski
Grantor or Agent Signature

12/19/2023
Date

Dawn L. Ostrowski
Grantor or Agent Signature

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above

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described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

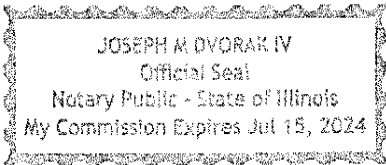
All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the state of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 19 day of December, 2023

Gregory F. Ostrowski (SEAL)
Dawn L. Ostrowski (SEAL)



State of Illinois, County of Cook ss. I, Joseph M. Dvorak IV, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory F. Ostrowski and Dawn L. Ostrowski, personally known to me to be the same person(s) whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as 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 19 day of December, 2023

Commission expires

Joseph M. Dvorak IV
Notary Public

Compliance or Exemption Approved
Village of Riverside

BY: Anne [Signature]

Date: 8 January 2024

MAIL TO:

Joseph M. Dvorak, IV
19 Riverside Road, Suite
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:

G. Ostrowski
410 Kent
Riverside IL 60546

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LEGAL DESCRIPTION

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS: OT 13 IN PINKERT'SS RIVERSIDE DRIVE SUBDIVISION OF THAT PART OF BLOCK 5, LYING SOUTHERLY OF CHICAGO ROAD, IN CIRCUIT COURT PARTITION OF SOUTHEAST 1/4 OF SOUTHEAST ¼ AND EAST 1/2 OF NORTHEAST ¼ OF SOUTHEAST ¼ OF SECTION 25, TOWN 39 NORTH RANGE 12, EAST OF THE THRID PRINCIPAL MERIDIAN AND LOT 1145 BLOCK 27, THIRD DIVISION RIVERSIDE, SECTION 25 AFORESAID, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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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: 12 19 1, 20 23

SIGNATURE: Joseph M. Dvorak III as attorney
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:

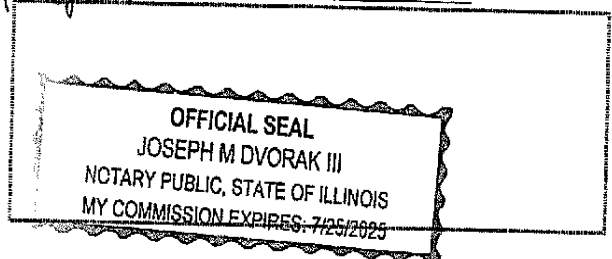
Joseph M. Dvorak III

By the said (Name of Grantor): Gregory and Dawn Ostrowski by Joseph M. Dvorak III

AFFIX NOTARY STAMP BELOW

On this date of: 12 19 1, 20 23

NOTARY SIGNATURE: Joseph M. Dvorak III



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: 12 19 1, 20 23

SIGNATURE: Joseph M. Dvorak III as attorney
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:

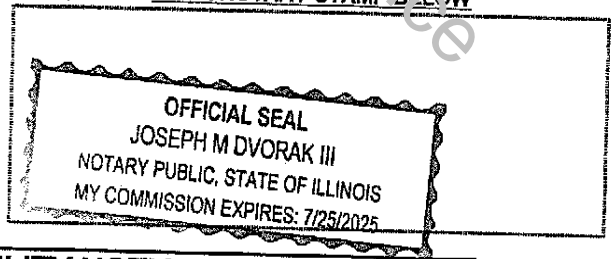
Joseph M. Dvorak III

By the said (Name of Grantee): Ostrowski Trust by Joseph M. Dvorak III

AFFIX NOTARY STAMP BELOW

On this date of: 12 19 1, 20 23

NOTARY SIGNATURE: Joseph M. Dvorak III



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)**)