

# UNOFFICIAL COPY



\*2409310006\*

## DEED IN TRUST

Statutory (ILLINOIS)

Doc# 2409310006 Fee \$88.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 4/2/2024 10:03 AM

PAGE: 1 OF 4

**THE GRANTORS: JOHN PALCU, III and PAMELA PALCU,** husband and wife, of the City of Palos Heights, Cook County, State of Illinois, for and in consideration of TEN and NO/100 DOLLARS (10.00), and other good and valuable consideration to them in hand paid, **CONVEY AND QUIT CLAIM** all their right, title and interest to: **JOHN PALCU, III and PAMELA A. PALCU,** as **CO-TRUSTEES,** under a Trust known as the **PALCU FAMILY TRUST DATED SEPTEMBER 2, 2009,** of 12920 S. Mason Ave., Palos Heights, Illinois 60463, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

(See Legal Description Attached)

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to covenants, conditions, easements and restrictions of record and taxes for the year 2024 and subsequent years.

Permanent Index Number: 24-32-205-003-0006

Property Address: 12920 South Mason Avenue, Palos Heights, Illinois 60463

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any party thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successor 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 real estate, or any party thereof, to lease said real estate, 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 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 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 real estate, 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 or easement appurtenant to said real estate or any party thereof, and to deal with said real estate and every party 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.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by Trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been compiled with or be obliged to inquire into the necessity or expediency of any act of Trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.


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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 (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) 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 (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 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, and the 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 shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

DATED this 14<sup>th</sup> day of March, 2024.

  
John Palcu III

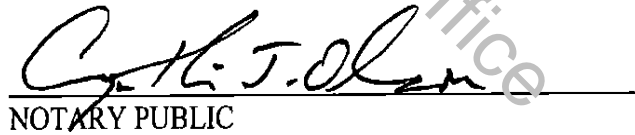
  
Pamela Palcu

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Palcu III and Pamela Palcu are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 14<sup>th</sup> day of March, 2024.

Commission expires: 10/30/2026

  
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX		02-Apr-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00


24-32-205-003-0000 | 20240401667478 | 1-339-807-280

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## LEGAL DESCRIPTION

LOT 80 IN ROBERT BARTLETT'S NAVAJO GARDENS, A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 32, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THIS IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

  
Grantor/Agent

This Instrument was prepared by:

**JOHN Z. TOSCAS, ESQ.**  
**TOSCAS LAW GROUP, LLC**  
12616 S. Harlem Avenue  
Palos Heights, Illinois 60463

**MAIL TO:**

John Z. Toscas, Esq.  
Toscas Law Group, LLC  
12616 S. Harlem Avenue  
Palos Heights, Illinois 60463

**SEND SUBSEQUENT TAX BILLS TO:**

Palcu Family Trust  
12920 S. Mason Avenue  
Palos Heights, Illinois 60463

Property of Cook County Clerk's Office

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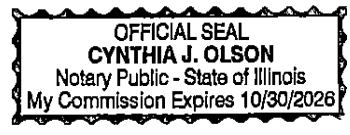
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantor 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 March 14, 20 24 SIGNATURE: [Signature]  
(Grantor or Agent)

Subscribed and sworn to before me by the said Grantor this 14<sup>th</sup> day of March, 20 24.

[Signature]  
Notary Public



The Grantee 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 March 14, 20 24 SIGNATURE: [Signature]  
(Grantee or Agent)

Subscribed and sworn to before me by the said Grantee this 14<sup>th</sup> day of March, 20 24.

[Signature]  
Notary Public



**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 offence and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of section 4 of the Illinois Real Estate Transfer Tax Act).