

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

**AFTER RECORDING MAIL TO:**  
AGNES POGORZELSKI, ESQ.  
7443 W. IRVING PARK ROAD  
SUITE 1W  
CHICAGO, ILLINOIS 60634

**MAIL TAX BILLS TO:**  
PARKWAY BANK AND TRUST  
7932 W. OAKLEAF AVE.  
ELMWOOD PARK, ILLINOIS 60707

Doc#: 2414224305 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 5/21/2024 1:47 PM Pg: 1 of 5

Dec ID 20240501608075

ST/Co Stamp 1-448-830-256 ST Tax \$0.00 CO Tax \$0.00

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s)

EWA RYCZEK, a single woman, and BARBARA RYCZEK, a married woman,

of the County of Cook and State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated April 30, 2024 and known as Trust Number 16887, the following described real estate in the State of Illinois, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement 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 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding 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 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 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 hereafter.

In no 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 Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 (e) and Cook County Ordinance 03-0-27(e)

Heart Form No. 10775F

Date 05 06 24 Signature [Signature]

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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 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 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 s hereby expressly waive ed and release ed 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 grantor s aforesaid have ve hereunto set their hand s and seal ed this 6th day of May 20 24

[Signature] Signature [Signature] Signature  
EWA RYCZEK BARBARA RYCZEK  
Name Name

THIS INSTRUMENT WAS PREPARED BY:

Agnes Pogorzelski, Agnes Pogorzelski & Associates, P.C., 7443 W. Irving Park Rd., #1W, Chicago, IL 60634

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that EWA RYCZEK and BARBARA RYCZEK personally known to me to be the same person s whose name 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 notarial seal this 6th day of May, 20 24

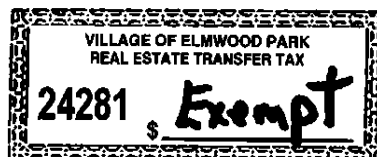


[Signature]  
Notary Public

7929 W. Grand Ave., Unit 506  
Elmwood Park, IL 60707

PARKWAY BANK AND TRUST COMPANY  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address  
of above described property





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## EXHIBIT "A"

### LEGAL DESCRIPTION

#### PARCEL 1:

UNIT NUMBER 506 IN THE 7929 W. GRAND AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, 9 (EXCEPT THE EAST 12.50 FEET THEREOF) IN MONT CLARE HOME ADDITION SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM EXECUTED JUNE 20, 2001 BY LOULEE, INC., AN ILLINOIS CORPORATION AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 21, 2001 AS DOCUMENT NO. 10546378, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:



THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING #13, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 10546378. ALSO, RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION AS AMENDED AND RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

Permanent Real Estate Index Number: **12-25-320-054-1037**

Address of Real Estate: **7929 W. Grand Ave., Unit 506  
Elmwood Park, IL 60707**

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Property of Cook County Clerk's Office

		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
12-25-320-054-1037		20240501608075   1-448-830-256	