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WARRANTY DEED IN TRUST

Doc#: 2415802114 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/6/2024 12:32 PM Pg: 1 of 3

Dec ID 20240501616175

ST/Co Stamp 0-779-324-720 ST Tax \$0.00 CO Tax \$0.00

CITY OF ROLLING MEADOWS, IL REAL ESTATE TRANSFER STAMP	
DATE	5/21/24 \$ 50.00
ADDRESS	4004 Owl Dr.
17836	Initial (A)

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) JOZEF JOZWICKI MARRIED TO MARIA JOZWICKA

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 warrant 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 MAY 14, 2024 and known as Trust Number 16897, the following described real estate in the State of Illinois, to-wit:

LOT 1866 IN ROLLING MEADOWS UNIT NO. 12 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 AND PART OF THE WEST 1/2 OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF KIRCHOFF ROAD IN COOK COUNTY, ILLINOIS.

PIN: 02-36-314-005-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 term 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 premise 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

Heart Form No. 10779F

Exempt under provisions of Paragraph E
Section 4, Real Estate Transfer Tax Act.

Date 6/6/24 Buyer, Seller or Representative

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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 and release 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 this 20th day of MAY 2024
JOZEF JOZWICKI MARIA JOZWICKA
 Signature Signature
JOZEF JOZWICKI MARIA JOZWICKA
 Name Name

THIS INSTRUMENT WAS PREPARED BY:

CHRISTOPHER S. KOZIOL 6444 N. MILWAUKEE AVE, CHICAGO, IL 60631

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 JOZEF JOZWICKI AND MARIA JOZWICKA 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 for the uses and purposes therein set forth, including the release and waiver of the right of homestead. waiver of the right of homestead.

Given under my hand and notarial seal this 20th day of MAY 2024



[Signature]
 Notary Public

AFTER RECORDING MAIL DEED TO:
PARKWAY BANK AND TRUST COMPANY
 4800 NORTH HARLEM AVENUE
 HARWOOD HEIGHTS, ILLINOIS 60706

4004 OWL DRIVE, ROLLING MEADOWS, IL 60008

For information only insert street address
 of above described property

PLEASE SEND FUTURE TAX BILL TO:

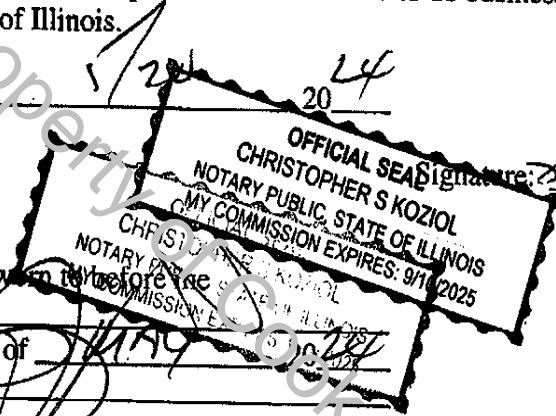
PARKWAY BANK AND TRUST 16897
 4800 N. HARLEM AVE
 HARWOOD HTS, IL 60706

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his 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 5/24, 2024

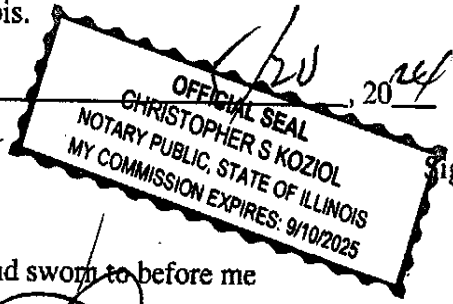


Signature: Monia Jozwicka
Grantor or Agent

Subscribed and sworn to before me
By the said Monia Jozwicka
This 22 day of MAY, 2024
Notary Public [Signature]

The **grantee** or his agent affirms and verifies 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.

Date 5/24, 2024



Signature: Monia Jozwicka
Grantee or Agent

Subscribed and sworn to before me
By the said Monia Jozwicka
This 22 day of MAY, 2024
Notary Public [Signature]

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.)