

UNOFFICIAL COPY

Deed in Trust

Prepared by:
When recorded return to:
Vytenis Lietuvninkas
Attorney at Law
4536 West 63rd Street
Chicago, Illinois 60629

Mail tax bills to:
Richard A. Janus
5357 W Sunnyside Ave
Chicago, IL 60630

Doc#: 2424224516 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 8/29/2024 3:56 PM Pg: 1 of 3

Dec ID 20240801688720
ST/Co Stamp 1-594-687-280 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-326-251-824 City Tax \$0.00

Above Space For Recorder's Use Only

THIS INDENTURE WITNESSETH, that the Grantor, **Richard A. Janus**, unmarried of the City of Chicago, County of Cook, and State of Illinois for and in consideration of TEN AND NO/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto **Richard A. Janus** of 5357 W Sunnyside Ave, Chicago, Illinois, as Trustee under the provisions of a trust agreement dated the 13th day of August, 2024 and known as the Janus Revocable Living Trust, the following described real estate in the County of Cook and State of Illinois, to-wit:

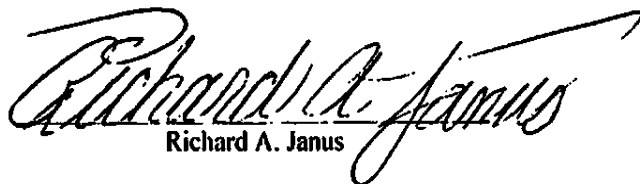
LOT 89 IN BRITIGAN'S THIRD ADDITION TO POITAGE PARK IN THE NORTHWEST ¼ OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS

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.

And the said grantor hereby expressly waives and releases 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.

Permanent Index Number(s): 13-16-124-001-0000
Address(es) of Real Estate: 5357 W Sunnyside Avenue, Chicago, Illinois 60630

Dated this 13th day of August, 2024


Richard A. Janus

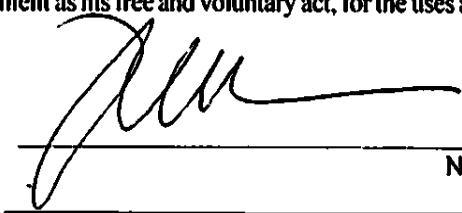
The provisions on the reverse hereof are incorporated herein as though fully set forth herein

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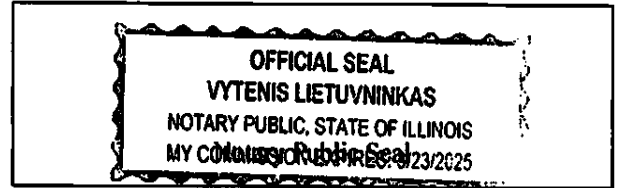
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Richard A. Janus, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes as therein set forth, including the release and waiver of homestead.

Given under my hand and official seal this 13th day of August, 2024.



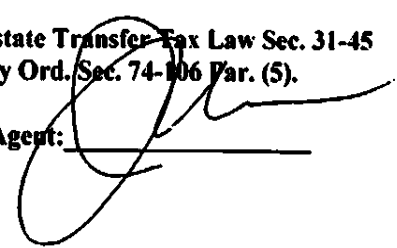
Notary Public



Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parts, 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 do rate, 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 present or 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 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 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 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 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.

Exempt under Real Estate Transfer Tax Law Sec. 31-45
Par (e) & Cook County Ord. Sec. 74-106 Par. (5).

Date: 08/13/24 Agent: 

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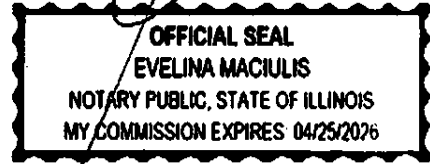
STATEMENT BY GRANTOR AND GRANTEE

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 August 13, 2024

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said Grantor
this 13 day of August, 2024
Notary Public Evelina Maciulis

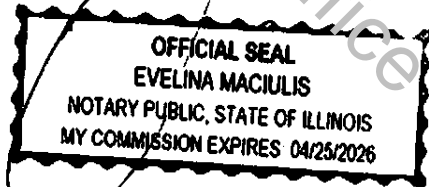


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 13, 2024

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said Grantee
this 13 day of August, 2024
Notary Public Evelina Maciulis



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)