

# UNOFFICIAL COPY

## QUIT CLAIM DEED



Doc#: 1124448027 Fee: \$40.00  
Eugene "Gene" Moore RLSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/01/2011 11:53 AM Pg: 1 of 3

THE GRANTOR, VIRGINIA M. DANEK, a widow, of 2513 Leyden Avenue, Cook County, Illinois, for and in consideration of One and Dollar and Other Valuable Consideration in hand paid, conveys and quitclaims to VIRGINIA M. DANEK, not individually but as Trustee of the Virginia M. Danek Trust created on

July 13, 2011, and all and every successor Trustee or Trustees, any and all interest in the following described real estate, to-wit:

THE NORTH QUARTER (¼) OF LOT 10 AND THE SOUTH HALF (½) OF LOT 11 IN BLOCK 5 IN RHODES AND CLARK'S SUBDIVISION IN SECTIONS 26 AND 27, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

COMMON ADDRESS: 2513 Rhodes Avenue, River Grove Illinois 60171;

PIN: 12-26-314-025-0000;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

SUBJECT TO: General Taxes for year 2010 and subsequent years; conditions, restrictions and covenants of record.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all

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the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

IN WITNESS WHEREOF, Grantor has hereunto set her hand and seal, this 13<sup>th</sup> day of July, 2011.

Virginia M. Danek [seal]  
Virginia M. Danek

STATE OF ILLINOIS                    )  
  ) ss.  
COUNTY OF COOK                    )

I, BART A. SMITH, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that VIRGINIA M. DANEK, a widow, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth, including right of homestead.

Given under my hand and Notarial Seal, this 13<sup>th</sup> day of July, 2011.



Bart A. Smith  
Notary Public

Prepared By: Bart A Smith, Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1539

Tax Bill To: VIRGINIA M. DANEK, 2513 RHODES AVE, RIVER GROVE, IL 60171

Return To: Bart A Smith, Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1539

**EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e) & COOK COUNTY ORDINANCE 93104, PAR. E.**

Date: July 13, 2011.

Bart A. Smith  
Bart A. Smith, Attorney

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## STATEMENT BY GRANTOR AND GRANTEE

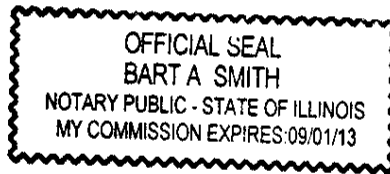
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: July 13, 2011.

Signature: Virginia M. Danek  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 13<sup>th</sup> day of July, 2011.

Bart A. Smith  
Notary Public



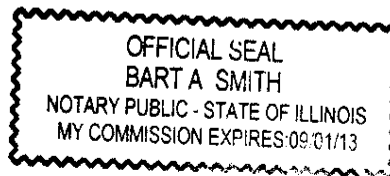
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporations or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 13, 2011.

Signature: Virginia M. Danek  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 13<sup>th</sup> day of July, 2011.

Bart A. Smith  
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 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.