

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST (Illinois)



Doc#: 1201734033 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2012 11:23 AM Pg: 1 of 5

Above Space for Recorder's Use Only

THE GRANTOR, Brenda J. Layfield Threatt, an unmarried individual, of the County of Cook and State of Illinois, for and in consideration of Ten and NO/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, does hereby **CONVEY AND QUIT CLAIM** unto

**Brenda J. Threatt**, not personally but as **Trustee** under the provisions of a declaration of trust dated the 17th day of January, 2012, and known as the **BRENDA J. THREATT DECLARATION OF TRUST** (hereinafter referred to as "said trustee"), of Chicago, Illinois, and unto all and every successor or successors in trust under said declaration of trust, the real estate in the County of Cook, and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference. TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declaration of trust set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 195 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 any purchase money, rent, or money borrowed

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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 declaration of trust; 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 deed and by said declaration of trust 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 deed and in said declaration of trust 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 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 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 Real Estate Index Number:** 31-34-110-007-0000

**Address of Real Estate:** 4430 Farmington Avenue  
Richton Park, Illinois

IN WITNESS WHEREOF, the grantor hereunto sets her hand this 17th day of January, 2012.

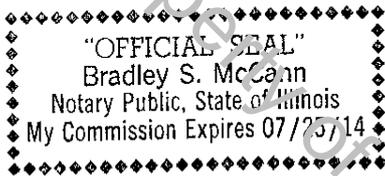
Brenda J. Threatt  
Brenda J. Threatt

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that Brenda J. Threatt, 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/she] [they] signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of January, 2012.



*Bradley S. McCann*  
\_\_\_\_\_  
Notary Public

**THIS INSTRUMENT WAS PREPARED  
BY AND SHOULD BE RETURNED TO**

Bradley S. McCann  
Nisen & Elliott, LLC  
200 W. Adams Street, Suite 2500  
Chicago, Illinois 60606-5232

COOK COUNTY-ILLINOIS TRANSFER  
STAMPS EXEMPT UNDER PROVISIONS  
OF PARAGRAPH (e) SECTION 4, REAL  
ESTATE TRANSFER ACT

*Bradley S. McCann*  
\_\_\_\_\_  
Buyer, Seller or Representative

DATE: January 17, 2012

**Send Subsequent Tax Bills To:**

Brenda J. Threatt  
As Trustee  
4430 Farmington Avenue  
Richton Park, Illinois 60471

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## EXHIBIT A TO QUIT CLAIM DEED LEGAL DESCRIPTION OF REAL ESTATE

### LEGAL DESCRIPTION:

LOT 109 IN RICHTON CROSSINGS UNIT NUMBER 2, BEING A SUBDIVISION OF THE NORTH WEST 1/4 OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF RICHTON PARK, IN COOK COUNTY, ILLINOIS.

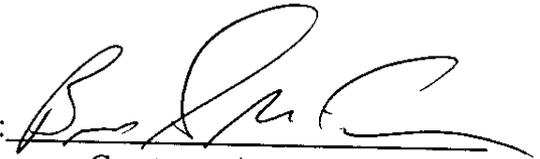
Property of Cook County Clerk's Office

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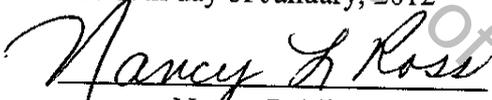
## STATEMENT BY GRANTOR AND GRANTEE

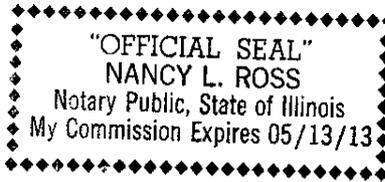
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 17, 2012

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
this 17th day of January, 2012

  
Notary Public

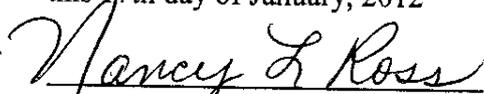


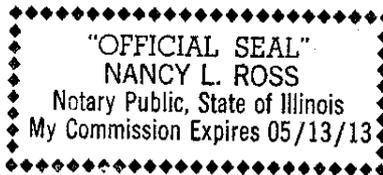
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 17, 2012

Signature:   
Grantee or Agent

Subscribed and sworn to before me  
this 17th day of January, 2012

  
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 31-45 of the Illinois Real Estate Transfer Tax Law.)