

# UNOFFICIAL COPY



13154470250

Doc#: 1315447025 Fee: \$42.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/03/2013 10:14 AM Pg: 1 of 3

## QUIT CLAIM DEED IN TRUST

THE GRANTOR, Sharon Passarella, divorced and not since remarried, of 6633 W. 86th Street, Burbank, IL 60459, in the City of Country Club Hills, County of Cook, State of Illinois, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS:

a 100% undivided interest to Sharon Passarella, Trustee, (or her successor(s)), of the Trust Agreement Establishing Sharon Passarella Revocable Trust dated April 10, 2013 of 6633 W. 86th Street, Burbank, IL 60459,

all interest in the following described real estate situated in the County of Cook in the State of Illinois, commonly known as 6633 W. 86th Street, Burbank, IL 60459, legally described as:

LEGAL DESCRIPTION: The East 86.76 Feet of the South 116.61 Feet of Lot 78 (Except the East 33 Feet of the South 16.5 Feet of the North 33 Feet of Lot 78) in Frederick H. Bartlett's First Addition to Frederick H. Bartlett's 79<sup>th</sup> Street Acres, Being a Subdivision of the West 1/2 of the Southeast 1/4 and the West 1/2 of the Northwest 1/4 and the West 1/2 of the Southwest 1/4 of Section 31, Township 38 North, Range 13, East of the Third Principal Meridian also the East 1/2 of the Southwest 1/4 of Section 36, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 19-31-407-090-0000 Address of Real Estate: 6633 W. 86th Street, Burbank, IL 60459

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and the trust agreement set forth above.

Full power and authority is granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 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 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under the same, such as conveyance, lease, or other

RECEIVED  
CITY OF BURBANK  
REAL ESTATE TRANSFER TAX  
*Patricia E. [Signature]*  
5-16-13

EXEMPT  
FROM  
PROPERTY TAX  
[Signature]

# UNOFFICIAL COPY

instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the declaration of 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 deed and in the declaration of trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be subject to the terms of said trust agreement set forth above.

The interest of each and every beneficiary hereunder and of 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The 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.

The GRANTOR has signed this deed on April 10<sup>th</sup>, 2013.

Sharon Passarella  
Sharon Passarella

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT.

DATE: April 10 2013

Sharon Passarella

STATE OF ILLINOIS )  
                          WILL ) ss.  
COUNTY OF ~~COOK~~ )

I am a notary public for the County and State above. I certify that Sharon Passarella, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: April 10, 2013

[Signature]  
Notary Public

Name and address of grantee and send future tax bills to:  
Sharon Passarella  
6633 W. 86th Street  
Burbank, IL 60459



This Deed was prepared by and MAIL to:  
Cynthia A. Manestar  
Law Offices of Cynthia A. Manestar  
7220 West 194<sup>th</sup> Street, Suite 106  
Tinley Park, Illinois 60487  
(815) 806-8822

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her/his agent affirms that, to the best of her/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: April 10, 2013

Signature: Shawn Passarella  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME this 10<sup>th</sup> day of April, 2013.

[Signature]  
Notary Public



The grantee or her/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: April 10, 2013

Signature: Shawn Passarella  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME this 10<sup>th</sup> day of April, 2013.

[Signature]  
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).