

# UNOFFICIAL COPY



Doc#: 1400344047 Fee: \$72.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/03/2014 12:55 PM Pg: 1 of 5

## QUIT CLAIM DEED

**THE GRANTOR**, RICHARD L. PASTORELLI, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEYS AND QUIT CLAIMS** to RICHARD L. PASTORELLI, Trustee of the RICHARD L. PASTORELLI THIRD AMENDED AND RESTATED TRUST U/T/A NOVEMBER 11, 2010 an undivided 100% interest herein, the following described real estate in the County of Cook in the State of Illinois:

### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: PIN(s): 14-30-103-034-0000  
Address of Real Estate: 2130 W. Fletcher, Chicago, IL 60618

Together with the tenements and appurtenances thereunto belonging.

**TO HAVE AND TO HOLD** the same unto the Grantee.

To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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 authority 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 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 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, trustee deed, mortgage, lease or other

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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 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 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 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 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.

**SUBJECT TO:** covenants, conditions, easements and restrictions of record and to general real estate taxes for the year 2013 and subsequent years; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 26 day of December, 2013  
X: [Signature]  
Richard L. Pastorelli

EXEMPT UNDER PROVISIONS OF PARAGRAPH e Section 35 ILCS 200/31-45 Property Tax Code	
<u>12/26/13</u>	<u>[Signature]</u> +
Date	Grantor / Grantee

Property of Cook County Clerk's Office

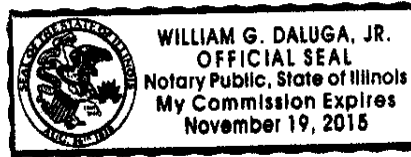
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STATE OF ILLINOIS )  
                                  )     S.S.  
COUNTY OF COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **RICHARD L. PASTORELLI**, either personally known to me (or having furnished appropriate identification) to be the same person whose name is subscribed to the forgoing 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 therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal this 26 day of December, 2013

*William G Daluga, Jr*  
Notary Public  
My commission expires: 11-19-2015



THE ATTACHED DOCUMENT SEEKS TO TRANSFER RESIDENTIAL PROPERTY LOCATED WITHIN COOK COUNTY AND MUST THEREBY COMPLY WITH APPLICABLE NOTARIAL REQUIREMENTS UNLESS EXEMPT. CHECK BOX IF EXEMPT.

This document is exempt under 5 ILCS 312/3-102(b)(iii) – “deeds transferring ownership of Residential Real Property to a trust where the beneficiary is also the grantor.”

Prepared by:

William G Daluga, Jr.  
Daluga & Boland  
200 W. Adams St., Suite 2500  
Chicago, IL 60606

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e Section 35 ILCS  
200/31-45 Property Tax Code  
12/26/13     William Daluga, Jr.     Richard L. Pastorelli +  
Date                      Grantor / Grantee

Send subsequent tax bills to:

Richard L. Pastorelli  
2130 W. Fletcher  
Chicago, IL 60618

City of Chicago  
Dept. of Finance  
658781



Real Estate  
Transfer  
Stamp

Mail after recording to:

Richard L. Pastorelli  
2130 W. Fletcher  
Chicago, IL 60618

1/3/2014 12:44  
dr00155

\$0.00  
Batch 7,511,068

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## EXHIBIT A

LOT 36 IN SUBDIVISION OF THE WEST 1/2 OF BLOCK 17 SNOW ESTATE  
SUBDIVISION BY SUPERIOR COURT IN THE PARTITION OF EAST 1/2 OF  
NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2130 W. FLETCHER, CHICAGO, IL 60618

PIN: 14-30-103-034-0000

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.

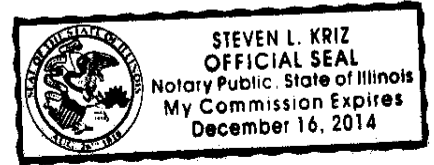
Dated 12/26, 2013 Signature: *William G. Daluga, Jr.*  
Grantor or Agent

Subscribed and sworn to before me and by the said William G. Daluga, Jr.

This 26<sup>th</sup> day of December, 2013.

Notary Public: \_\_\_\_\_

*[Handwritten signature of 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.

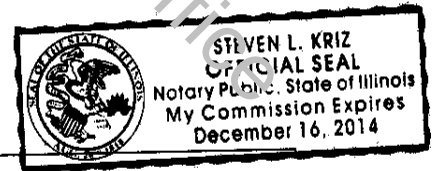
Dated 12/26/13, 20\_\_ Signature: *William G. Daluga, Jr.*  
Grantee or Agent

Subscribed and sworn to before me by the said

William G. Daluga, Jr.  
This 26<sup>th</sup> day of December 2013.

Notary Public: \_\_\_\_\_

*[Handwritten signature of 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 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).