

# UNOFFICIAL COPY

## QUIT-CLAIM DEED IN TRUST



Doc#: 1502819100 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/28/2015 03:22 PM Pg: 1 of 4

The Grantor, **PATRICIA M. MANNO** an unmarried woman, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN and no/100's (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND QUIT-CLAIMS to **PATRICIA M. MANNO AS TRUSTEE OF THE PATRICIA M. MANNO TRUST DATED 12/8/2014** -, 528 Robinson Drive, Palatine, IL, the following described real estate situated in the County of Lake in the State of Illinois, to wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

PIN #02-13-103-017-0000

ADDRESS OF PROPERTY: 528 Robinson Drive, Palatine, IL ~~60074~~ <sup>NE</sup>

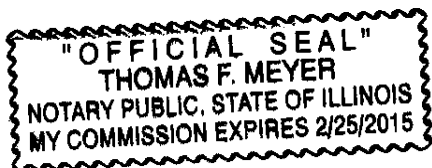
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 8<sup>th</sup> day of December, 2014.

PATRICIA M. MANNO

State of Illinois, County of Lake, SS, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **PATRICIA M. MANNO an unmarried woman**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said Instrument as their 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 notarial seal this 8<sup>th</sup> day of December, 2014.



Notary Public

REAL ESTATE TRANSFER TAX		29-Jan-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

LOT 17, BLOCK 47, WINSTON PARK NORTHWEST NUMBER THREE (3), EAST ½,  
NORTHWEST ¼, SECTION 13, TOWNSHIP 42, RANGE 10, EAST OF THE THIRD  
PRINCIPAL MERIDIAN ALL IN COOK COUNTY, ILLINOIS.

**\*\*SEE ATTACHED TRUST LANGUAGE\*\***

SUBJECT TO: GENERAL TAXES FOR 2014 AND SUBSEQUENT YEARS; EASEMENTS,  
COVENANTS AND RESTRICTIONS OF RECORD.

This Instrument was prepared by: Thomas F. Meyer, Esq.  
33 N. Waukegan Road, #105  
Lake Bluff, IL 60044

Send Subsequent Tax Bills to: Patricia Marino  
528 Robinson Drive  
Palatine, IL 60074

MAIL TO: Thomas F. Meyer, Esq.  
33 N. Waukegan Road, #105  
Lake Bluff, IL 60044

I hereby declare that the attached deed represents a transaction exempt under the  
provisions of Paragraph E, Section 4, of the Real Estate Transfer Act.

Dated: This 8<sup>th</sup> day of December, 2014.

Christine Atwell

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the said premises together with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement 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 of 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 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 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 part 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 said 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 the 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.

And the said grantors hereby expressly waive and release any and all rights or benefits 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.

# UNOFFICIAL COPY

## 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 12-8-14

Signature: Patricia M. Mann  
Grantor or Agent

Subscribed and sworn to before me by the said Patricia M. Mann this 8th day of December, 2014.

Christine A. Hall  
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 title to real estate under the laws of the State of Illinois.

Dated 12-8-14

Signature: Patricia M. Mann  
Grantee or Agent

Subscribed and sworn to before me by the said Patricia M. Mann this 8th day of December, 2014.

Christine A. Hall  
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 Account)