

# UNOFFICIAL COPY



## QUIT CLAIM DEED

The Grantor, Dorothy McCullough (a/k/a Dorothy Lee Lowden-McCullough), of 8600 Waukegan Road, Unit 305E, Morton Grove, IL 60055, in consideration of the sum of ten and no/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Conveys and Quit Claims her entire interest in the below described real estate to Calvin Lee Robinson, trustee, of 1653 Great Shoals Circle, Lawrenceville, GA 30045, or his successor trustee(s), of the Dorothy McCullough Trust, dated July 26, 2015, to wit:

Doc#: 1520856210 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2015 11:30 AM Pg: 1 of 3

PARCEL 1: UNIT NO. 305-E IN GROVE MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS, PART OF LOTS AND PARTS OF CERTAIN VACATED STREETS AND ALLEYS IN FIRST ADDITION TO DEMPSTER-WAUKEGAN ROAD SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25387987 AND FILED AS DOCUMENT LR 3149690; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. 39, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25387987 AND FILED AS DOCUMENT LR 3149690.

Permanent Index Numbers: 10 - 19 - 114 - 050 - 1024

Address of Real Estate: 8600 Waukegan Road, Unit 305E, Morton Grove, IL 60055

TO HAVE AND TO HOLD the said real estate and appurtenances thereto as provided in said trust and for the following uses:

1. The trustee (or trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell, or convey with or without consideration to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease; (f) to convey trust property directly to another trustee.

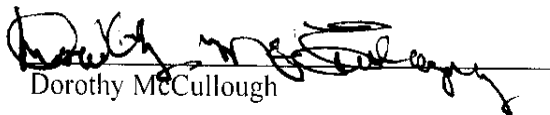
2. Any party dealing with the trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the trustee, and is binding upon the beneficiary or beneficiaries under said trust; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding trustee.

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3. The interest of each and every beneficiary under said trust and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

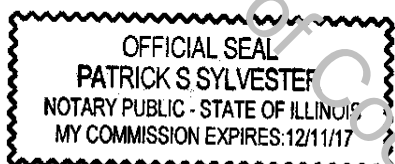
All of the covenants, powers, rights and duties vested hereby in the respective parties shall inure to and be binding upon their heirs, legal representatives, successors and assigns.

July 26, 2015

  
Dorothy McCullough

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me this July 26, 2015 by the above-named grantor.



  
Notary

This transaction is exempt pursuant to Sec. 4, paragraph (e) of the Real Estate Transfer Act. Consideration is less than \$100.

 7/26/15  
Agent Date

This Document was prepared by Patrick S. Sylvester, SYLVESTER LAW FIRM, PC, 1000 Skokie Boulevard, Suite 320, Wilmette, IL 60091.

**Return Recorded Document to:**

**Send Subsequent Tax Bills to:**

Patrick S. Sylvester  
Sylvester Law Firm, PC  
1000 Skokie Boulevard  
Wilmette, IL 60091

Calvin Lee Robinson  
1653 Great Shoals Circle  
Lawrenceville, GA 30045

**EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP**

EXEMPTION NO. 08915 DATE 7-27-15  
 ADDRESS 8600 Waukegan Unit 305E  
(VOID IF DIFFERENT FROM DEED)  
 BY J Scheiber

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## Statement by Grantor and Grantee

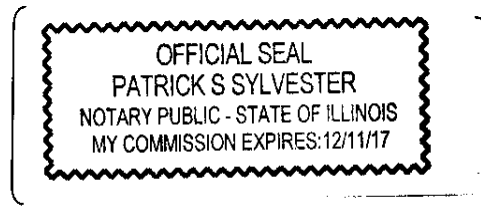
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 7/26/15

Leola Cherry  
Grantor or Agent

Subscribed and sworn to before me  
this 26 day of July, 2015.

Patrick Sylvester  
Notary Public



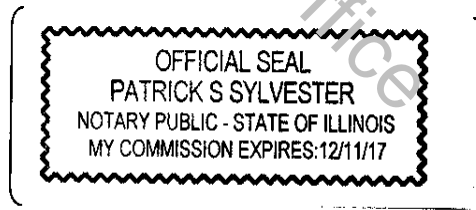
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 7/26/15

Leola Cherry  
Grantee or Agent

Subscribed and sworn to before me  
this 26 day of July, 2015.

Patrick Sylvester  
Notary Public



*NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)