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DEED IN TRUST - QUIT CLAIM

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR James B Cassidy Jr & Denise F Taggart, Successor Co-Tr under the Declaration of Trust of Lorraine M Cassidy dtd April 8,20 of the County of Cook State of for and in consideration of the sum of Ten (\$ 10.00) in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, convey and QUIT CLAIM unto CHICAGO TITLE LAND

Doc#: 1602134050 Fee: \$46.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Affidavit Fee: \$2.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 01/21/2016 01:42 PM Pg: 1 of 5

(Reserved for Recorders Use Only)

TRUST COMPANY a Corporation of Illinois whose address is 10 3.1 aSalle St., Suite 2750, Chicago, IL 60603, as Trustee under the provisions of a certain Trust Agreement dated September 16, 2015 and known as Trust Number 8002368086 , the following described real estate situated in County, Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

| Commonly Known As _ | 2305 West Berwyn Avenue, | Chicago, | Illinois | 60625 | <u>.</u> |
|------------------------|--------------------------|----------|----------|-------|---------------------------------------|
| Property Index Numbers | 14-07-112-016-0000 | | | | · · · · · · · · · · · · · · · · · · · |

together with the tenements and appurtenan les thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set rout.

THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto sot hand and seal this

16th day of

| September | | , 201 | <u>,</u> 5 . |
|----------------------------|-------------------------|-----------------------|---------------------------|
| fame | BO | and fr | • |
| Signature of Co-Trustee | James B Ca under the | ssidy Jr. Declarat | Successor ion of Trust |
| of Lorraine | M. Cassi | dy dated | April 8,2008 |

Signature of Darise F Taggart, Successor Co-Trustee under the Declaration of Trust of Lorraine M. Cosidy dated April 8, 2008

| STATE OF Illinois) | , the undersigned | , a Notary Public in and for |
|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|
| COUNTY OF Cook and Denise F Taggart, Suc Lorraine M Cassidy dated | aid County, in the State aforesaid, do h cessor Co-Trustees under th | nereby certify James) Cassidy, Jr. ne Declaration of Trust of |
| personally known to me to be the | same person(s) whose name(s) are | subscribed to the foregoing instrument, |
| appeared before me this day in pers | son and acknowledged that they s | signed, sealed and delivered solid instrument |
| as a free and voluntary act, for the | uses and purposes therein set forth, inc | cluding the release and waiver or the right of |
| nomestead. | with comme | |
| GIVEN under my hand and seal this | day of SEPTEMB | en don |
| J ZW | CERON OF THE PROPERTY OF THE P | under Provisions of Par E, |
| X\ In The | VERICIAL SEAL Section | 31-45 Real Estate Transfer |

NOTARY PUBLIC

Prepared By:

STEVEN CHERIN NOTARY PUBLIC - STATE OF ILLI Steven Cherin Pyes and Cheric

MY COMMISSION EXPIRES: 10/29 Suite 1601 208 S LaSalle St Chicago, IL 60604

Buyer/Seller/Representative

MAIL TO: CHICAGO TITLE LAND TRUST COMPANY

10 S. LASALLE STREET, SUITE 2750 CHICAGO, IL 60603

SEND TAX BILLS TO:

James B. Cassidy Jr. 2305 West Berwyn Avenue Chicago, Illinois 60625

CCRD REVIEWER

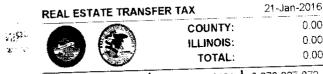
1602134050 Page: 2 of 5

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Property of Cook County Clark's Office

| REAL ESTATE TRAN | 21-Jan-2016 | |
|--------------------|----------------|---------------|
| | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |
| 14-07-112-016-0000 | 20160101662181 | 0-414-739-520 |

* Total does not include any applicable penalty or interest due.



14-07-112-016-0000 20160101662181 0-070-827-072

0.00

0.00

0.00

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This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the Trust Agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to great to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to during to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 100 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or anothing 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 . Poll estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to releas a convey or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawfin to any person owning the same to deal with the same, whether similar to or different from the ways above specifie 1, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this fus have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Truite, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, riortginge, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall he conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) relying up 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trus'ex, or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, least, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such surcessor 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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LEGAL DESCRIPTION RIDER ATTACHED TO AND MADE A PART OF QUIT CLAIM DEED IN TRUST TRUST NUMBER 8002368086 DATED SEPTEMBER 16, 2015

LOT 9 IN O.B. CONKLIN'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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, 2016

Signature: Manual Morney
Grantor or Agent

Subscribed and s.vo.n to before melby the said AGEN+ this 1961 day of ______, 2016

Missibert Rivering Notary Public OFFICIAL SEAL
ELIZABETH RIVERA
MOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/27/16

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 19, 2016

Signature: Manuel or Agent

Subscribed and sworn to before me by the said ABNT this MAN 2016

Nøtary Public

OFFICIAL SEAL
ELIZABETH RIVERA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/27/16

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.)