

UNOFFICIAL COPY



QUIT CLAIM DEED **STATUTORY (ILLINOIS)**

Doc#: 1612056030 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/29/2016 09:14 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH,
that **THE GRANTOR**, John Drozd, a
widower not since remarried, of 301
N. Gail Court, Chicago, County of
Cook, State of Illinois, for and in
consideration of the sum of Ten
Dollars (\$10.00) and other good and
valuable consideration in hand paid,
CONVEYS AND QUIT CLAIMS

unto John Drozd, of 301 N. Gail Ct., Prospect Heights, Illinois, 60070 and Alexander J. Drozd, of 280 W. Fremont Ave., Elmhurst, Illinois 60126, not individually, but as Co-Trustees under the **John Drozd Living Trust dated April 20 2016**, and to the Trustees' successors. The **John Drozd Living Trust dated April 20, 2016** is a revocable inter vivos trust created for estate planning purposes by settlor, namely, John Drozd, who is the primary beneficiary of the trust so created. 301 N. Gail Court, Prospect Heights, Illinois is the homestead of John Drozd. The property, which is situated in the County of Cook, State of Illinois, is legally described as follows:

LOT 6 IN GAIL COURTS SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 66.0 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS OF REAL ESTATE: 301 N. Gail Ct., Prospect Heights, Illinois 60070

PERMANENT REAL ESTATE INDEX NUMBER: 03-21-400-0250-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors 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, be

UNOFFICIAL COPY

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 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 is binding upon all beneficiaries thereunder, (c) that said Trustee as 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 by 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 their predecessor in trust.

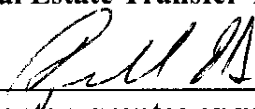
And the said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 20th day of April, 2016.



 John Drozd

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (35ILCS 200/31-45).


 _____ dated: 4/20/16
Grantor, grantee or representative

UNOFFICIAL COPY

GRANTOR: JOHN DROZD

GRANTEE: JOHN DROZD and ALEXANDER J. DROZD, Co-Trustees of the John Drozd Living Trust dated April 20, 2016

ADDRESS OF PROPERTY: 301 N. GAIL CT.
PROSPECT HEIGHTS, ILLINOIS 60070

STATEMENT BY GRANTOR AND GRANTEE

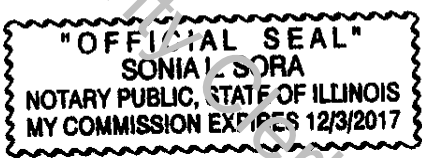
The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold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

[Signature]
Grantor or Agent

Dated: 4-20-16

Subscribed and sworn to before me this 20th day of April, 2016.

[Signature]
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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.

[Signature]
Grantee or Agent

Dated: 4-20-16

Subscribed and sworn to before me this 20th day of April, 2016.

[Signature]
Notary Public

