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Doc#: 1612522210 Fee: \$56.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/04/2016 01:34 PM Pg: 1 of 5

Dec ID 20160501600253
ST/CO Stamp 1-839-345-984 ST Tax \$87.50 CO Tax \$43.75

QUITCLAIM DEED 1515914 IL

GRANTOR, ROBERTA R. GRAHAM, TRUSTEE, under THE ROBERTA R. GRAHAM LIVING TRUST dated August 26, 2014, to an undivided 70% interest, and ARTHUR CONTRERAS, TRUSTEE, under THE ARTHUR CONTRERAS LIVING TRUST dated August 26, 2014, an undivided 30% interest (together herein, "Grantor"), each of whose address is 2734 Langley Cir., Glenview, IL 60026, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration CONVEYS AND QUITCLAIMS to **GRANTEE**, ROBERTA R. GRAHAM, TRUSTEE, or any successors in trust, under THE ROBERTA R. GRAHAM LIVING TRUST dated August 26, 2014 and any amendments thereto (herein, "Grantee"), whose address is 2734 Langley Cir., Glenview, IL 60026, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: 2734 Langley Cir., Glenview, IL
60026

Permanent Index Number: 04-34-116-009-1009

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement hereinabove described.

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and 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 real estate 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 authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, 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 at the present or in the future, and upon any

When recorded return to: *ke*
~~ROBERTA R. GRAHAM, TRUSTEE
2734 LANGLEY CIR.
GLENVIEW, IL 60026~~

Send subsequent tax bills to:
ROBERTA R. GRAHAM, TRUSTEE
2734 LANGLEY CIR.
GLENVIEW, IL 60026

This instrument prepared by:
STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

**MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC**
319 W. ONTARIO ST. #200
CHICAGO, IL 60654

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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 or title or interest in or about or easement appurtenant to said real estate 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 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 the trustee 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 the trustee 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 said Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.

The interest of each and every beneficiary under said 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 other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary under said Agreement 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.

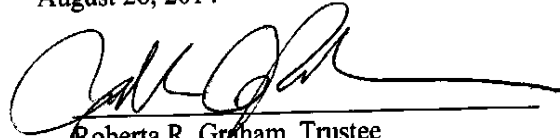
If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

Dated this 22 day of December, 2015.

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GRANTOR

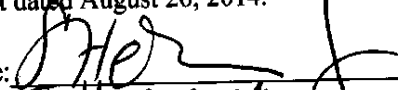
The Roberta R. Graham Living Trust dated August 26, 2014

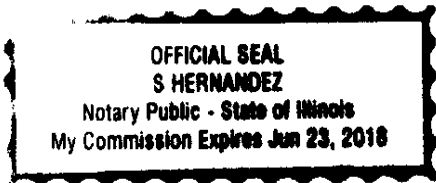

Roberta R. Graham, Trustee

STATE OF Ill
COUNTY OF Cook

This instrument was acknowledged before me on 12-22-15, by Roberta R. Graham, Trustee, under The Roberta R. Graham Living Trust dated August 26, 2014.


[Affix Notary Seal]

Notary signature: 
Printed name: S. Hernandez
My commission expires: 06-23-18



GRANTOR

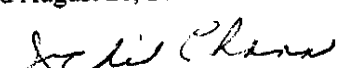
The Arthur Contreras Living Trust dated August 26, 2014

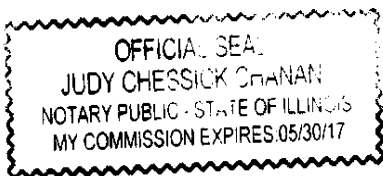

Arthur Contreras, Trustee

STATE OF ILLINOIS
COUNTY OF Cook

This instrument was acknowledged before me on December 17, 2015, by Arthur Contreras, Trustee, under The Arthur Contreras Living Trust dated August 26, 2014.

[Affix Notary Seal]

Notary signature: 
Printed name: JUDY CHESSICK CHANANA
My commission expires: 5-30-17



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EXHIBIT A

[Legal Description]

PARCEL 1: UNIT 202-009 IN THE SOUTHGATE ON THE GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN LOTS IN GLENBASE SUBDIVISION UNIT 1, BEING A SUBDIVISION OF LOTS 27 AND 28 IN GLENVIEW NAVAL AIR STATION SUBDIVISION NO. 2, BEING A SUBDIVISION OF PART OF SECTIONS 15, 21, 22, 23, 26, 27, 28 & 34, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE CONDOMINIUM DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR SOUTHGATE ON THE GLEN CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0071763, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION AFORESAID.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion of title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

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STATEMENT BY GRANTOR AND GRANTEE

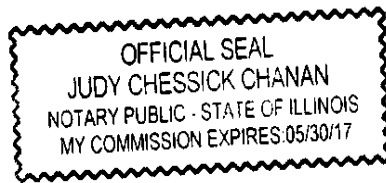
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/17/15, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and Sworn to before me this 17 day of December, 2015

[Signature]
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 12.22, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and Sworn to before me this 22 day of December, 2015

[Signature]
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 Act.)