

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc#: 1614608093 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/25/2016 01:17 PM Pg: 1 of 5

**THIS INDENTURE WITNESSETH,**

that the Grantor WILLIAM E SPELLMAN - MARGARET L SPELLMAN of the

County of COOK and the State of ILLINOIS for and in

consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, Convey

and quit claim unto **FIRST MIDWEST BANK** of 2801 W. Jefferson Street, Joliet, Illinois 60435, its successor or successors as Trustee under the provisions of a trust agreement dated the 1<sup>st</sup> day of FEBRUARY, 2006 known as Trust Number 1-6733 the following described real estate in the County of COOK and State of Illinois, to-wit:

*SEE ATTACHED LEGAL DESC.*

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

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 premises or any part thereof directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in futuro, and upon any terms and or 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 or 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

Exempt under provisions of Paragraph e 1  
Section 31-45, Property Tax Code.

5-25-16 Margaret Spellman  
Date Buyer, Seller, or Representative

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owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

The Grantor \_\_\_ hereby expressly warrant \_\_\_ to the Grantee (and all successors in interest), that the hereinabove-described real estate is not subject to the reporting requirements of "The Responsible Property Transfer Act of 1988" (765 ILCS 90/1/-90/7, as amended), and that no toxic waste, noxious, radioactive or hazardous material is stored on, or otherwise exists, upon said premises.

In no case shall any party 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 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 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.

The interest of each and every beneficiary hereunder 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 hereunder 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 lands 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 "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

And the said grantor \_\_\_ hereby expressly waive \_\_\_ and release \_\_\_ any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale of execution or otherwise.

In Witness Whereof, the grantor<sup>s</sup> aforesaid have hereunto set their hands and seal this 20<sup>th</sup> day of Nov, 2016.

(Seal) William J. Johnson Trustee William J. Johnson (Seal)

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State of Illinois

County of Cook Ss.

I, Eileen M. Fetta a Notary Public in and for said County, in the State aforesaid, do hereby certify that Margaret L Spellman and William E. Spellman

personally known to me to be the same persons whose name 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 seal this 15<sup>th</sup> day of May A.D. 2016.



Eileen M. Fetta  
Notary Public.

**THIS INSTRUMENT WAS PREPARED BY**

MARGARET L. SPELLMAN  
13303 S COUNTRY CLUB CT #1B  
PALOS HTS. IL. 60463

**PROPERTY ADDRESS**

13303 S. COUNTRY CLUB CT. #1  
PALOS HTS. IL 60463

**PERMANENT INDEX NUMBER**

23-36-303-143-1226

**AFTER RECORDING  
MAIL THIS INSTRUMENT TO**

**FIRST MIDWEST BANK**  
Wealth Management  
2801 W. Jefferson Street  
Joliet, Illinois 60435

**MAIL TAX BILL TO**

MARGARET SPELLMAN  
13303 S COUNTRY CLUB CT. #  
PALOS HTS. IL. 60463

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LEGAL DESCRIPTION: "EXHIBIT A"

Unit Number 5 13303-1"B" in Oak Hills Condominium 1 as delineated on survey of certain lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest  $\frac{1}{4}$  of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership made by Burnside Construction Company, an Illinois Corporation, recorded in the Office of the Recorder of Deeds Cook County, Illinois as Document #23684699; together with a percentage of the common elements appurtenant to said Unit as set forth in said Declaration, as amended from time to time, in Cook County, Illinois. Parcel 2: Easements appurtenant to and for the Benefit of Parcel 1 as set forth in the Declaration of Easements dated and recorded October 25, 1976 as Document Number 23684698 and as created by Deed from Burnside Construction Co., to John W. Noonan and Charlotte A. Noonan, his wife dated November 14, 1979 as Document Number 25239996 for Ingress and Egress in Cook County, Illinois.

Permanent Index No: 23-36-303-143-1226

Common Address: 13303 S. Country Club Ct., #1B, Palos Heights, IL 60463

Property of Cook County Clerk's Office

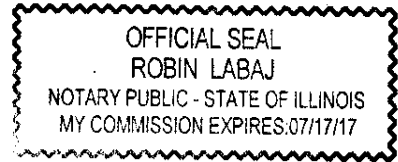
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## STATEMENT BY GRANTEE AND GRANTOR

The grantor or his agent affirms and verifies that, to the best of his knowledge, the name of the grantor 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.

Date May 25, 2016 Signature Margaret Spellman  
(Grantor)

Subscribed and sworn to before me  
by the said Grantor  
this 25th day of May, 2016



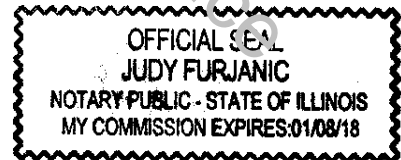
Notary Public Robin Labaj

The grantee 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.

FIRST MIDWEST BANK, AS  
TRUSTEE AND NOT PERSONALLY

Date May 25, 2016 Signature Robin Labaj  
(Grantee)

Subscribed and sworn to before me  
by the said Grantee  
this 25th day of May, 2016



Notary Public Judy Furjanic

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)