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1617347073

QUIT CLAIM DEED IN TRUST (Illinois Statutory)

Doc#: 1617347073 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/21/2016 12:01 PM Pg: 1 of 3

THE GRANTOR, **TONI L. FALVO**, a single woman, never married and not a party to a civil union, of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS (\$10.00), **CONVEYS and WARRANTS** to **TONI LYNN FALVO**, not individually, but as Trustee of the "**TONI L. FALVO REVOCABLE LIVING TRUST NUMBER ONE**", dated June 15, 2016, and all amendments thereof, of 1520 186th Place, Homewood, IL 60430 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 30 FEET OF LOT 61 AND LOT 62 (EXCEPT THE WEST 15 FEET THEREOF) IN RIEGEL HIGHLANDS SECOND ADDITION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF CENTER LINE OF RIEGEL ROAD, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 1953 AS DOCUMENT 15627603, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-05-112-022-0000
PROPERTY ADDRESS: 1520 186th Place, Homewood, IL 60430

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 agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof and to resubdivide said property as often as desired; to contract or 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 to a successor or successors in trust and to grant to such successor or successors in trust all of title, estate, power and authorities vested in said trustee; to donate, to dedicate, to mortgage, plead 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 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, 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 owning the 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 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,

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conditions and limitations contained in the 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.

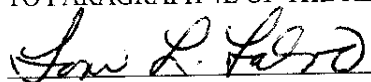
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance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

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 for sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this fifteenth (15th) day of June, 2016.

 (SEAL)
TONI L. FALVO

NO TAXABLE CONSIDERATION PURSUANT
TO PARAGRAPH 4E OF THE REAL ESTATE


TONI L. FALVO, Grantor 06/15/2016

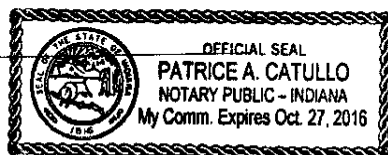
DATED this fifteenth (15th) day of June, 2016.

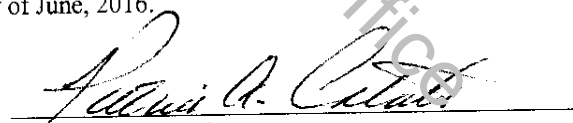
STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TONI L. FALVO, a single woman, never married and not a party to a civil union, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this fifteenth (15th) day of June, 2016.

Commission Expires




NOTARY PUBLIC

This instrument was prepared by: Charles T. Ryan, 18141 Dixie Highway, Suite 115, Homewood, IL 60430
Mail to: Charles T. Ryan, 18141 Dixie Highway, Suite 115, Homewood, IL 60430
Mail Subsequent Tax Bills to: Toni Lynn Falvo, Trustee, 1520 186th Place, Homewood, IL 60430

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6/15/2016

SIGNATURE: Toni L. Falvo
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

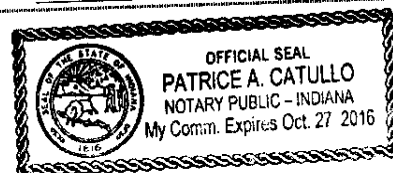
Subscribed and sworn to before me, Name of Notary Public: Patrice A. Catullo

By the said (Name of Grantor): Toni L. Falvo

On this date of: 6/15/2016

NOTARY SIGNATURE: Patrice A. Catullo

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6/15/2016

SIGNATURE: Toni L. Falvo
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

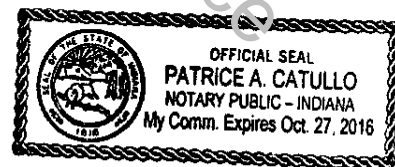
Subscribed and sworn to before me, Name of Notary Public: Patrice A. Catullo

By the said (Name of Grantee): Toni L. Falvo

On this date of: 6/15/2016

NOTARY SIGNATURE: Patrice A. Catullo

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)

revised on 10.6.2015