

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the
Grantor Loretta Kunovic, a widow

_____ 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, conveys

and quit claims 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 27th day of June
20¹⁶ known as Trust Number 7633 the following described real estate in the County of
Cook and State of Illinois, to-wit:

LOT 1 IN MESSANA RESUBDIVISION OF LOT 14 (EXCEPT THE SOUTH 17 FEET TAKEN
FOR HIGHWAY PURPOSES) IN MIDLOTHIAN HILLS, BEING A SUBDIVISION OF THE WEST
1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9,
TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

PROPERTY ADDRESS: 14661 Laporte Avenue, Midlothian, IL 60445

PERMANENT INDEX NUMBER: 28-09-205-041-0000

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 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
any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 warrants to the Grantee (and all successors in interest), 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



1618257058D

Doc#: 1618257058 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/30/2016 09:49 AM Pg: 1 of 3

UNOFFICIAL COPY

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 waives and releases 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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 27th day of June 2016

(Seal) Loretta Kunovic
Loretta Kunovic, a widow



VILLAGE OF MIDLOTHIAN
Real Estate Payment Stamp
3133

State of Illinois
County of Cook Ss.

I, Ellen J. Boss a Notary Public in and for said County, in the State aforesaid, do hereby certify that Loretta Kunovic, a widow

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 seal this 27th day of June A.D. 2016

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX LAW Date: June 27, 2016

Ellen J. Boss
OFFICIAL SEAL
ELLEN J. BOSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 03/24/19

AFTER RECORDING
MAIL THIS INSTRUMENT TO:
FIRST MIDWEST BANK, Wealth Management
2801 W. Jefferson Street
Joliet, Illinois 60435

ROBIN PHILIP JESK & ASSOCIATES
15150 S. CICERO AVE.
OAK FOREST, IL 60452

MAIL FUTURE TAX BILLS TO:
LORETTA KUNOVIC
14661 LAPORTE AVENUE
MIDLOTHIAN, IL 60445

THIS INSTRUMENT WAS PREPARED BY:
ROBIN PHILIP JESK & ASSOCIATES
15150 S. CICERO AVENUE
OAK FOREST, IL 60452

UNOFFICIAL COPY

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: June | 27 | , 20 16

SIGNATURE: *Loretta Kunovic*
GRANTOR or AGENT

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

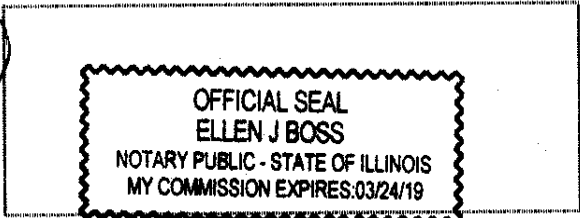
Subscribed and sworn to before me, Name of Notary Public: Ellen J. Boss

By the said (Name of Grantor): Loretta Kunovic

On this date of: June | 27 | , 20 16

NOTARY SIGNATURE: *Ellen J. Boss*

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: June | 27 | , 20 16

SIGNATURE: *Loretta Kunovic*
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: Ellen J. Boss

By the said (Name of Grantee): Loretta Kunovic

On this date of: June | 27 | , 20 16

NOTARY SIGNATURE: *Ellen J. Boss*

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)**)