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QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, Paul F. Petriekis and Doreen J. Petriekis, as joint tenants with rights of survivorship, husband and wife, whose address is 12603 Southwest Highway, Palos Park, Illinois, 60464, of the County of Cook, hereby Convey and Quit Claim unto Grantee Paul F. Petriekis and Doreen J. Petriekis Joint Revocable Trust, dated January 12, 2016, whose address is 12603 Southwest Highway, Palos Park, Illinois, 60464, of County of Cook, and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable considerations in hand paid, the following described Real Estate in the County of Cook and State of Illinois, to-wit:



Doc# 1701945053 Fee \$46.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2017 03:39 PM PG: 1 OF 5

LOT 1 IN ZIMMERMAN'S SUBDIVISION BEING A RESUBDIVISION OF BLOCK 6 IN MONSON AND COMPANY'S FOURTH PALOS PARK SUBDIVISION IN THE SE ¼ OF THE SE ¼ OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 12603 S W HIGHWAY, PALOS PARK, IL 60464

PIN: 23-27-417-008-0000

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 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 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 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 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

CCRD REVIEWER 

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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 thereafter.



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 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 Recorder of Deeds 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 grantors hereby expressly waive and release any and all rights or benefits 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.

[Signature Pages Follow]

20-Jan-2017		REAL ESTATE TRANSFER TAX	
COUNTY:	0.00		
ILLINOIS:	0.00		
TOTAL:	0.00		
23-27-417-008-0000 2017010101603997 1-723-296-960			

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In Witness Whereof, Doreen J. Petriekis has hereunto set her hand and seal this 10 day of JANUARY, 2017.

Michael L. Wilford

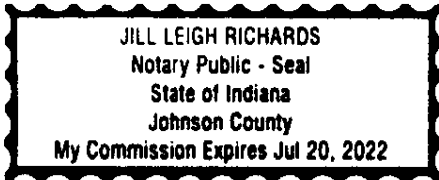
By: [Signature]

Michael L. Wilford, as Limited Guardian of the Person and Plenary Guardian of the Property of Doreen Petriekis, and pursuant to the Order Appointing Limited Guardian of the Person and Plenary Guardian of the Property dated November 14, 2016, and the Letters of Limited Guardianship of the Person and Plenary Guardianship of the Property dated November 14, 2016.

STATE OF ILLINOIS)
) SS
 COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Michael L. Wilford, as Limited Guardian of the Person and Plenary Guardian of the Property of Doreen Petriekis, and who is personally known to me and who did take oath.

Given under my hand and notarial seal this 10 day of January, 2017.



[Signature]
Jill Leigh Richards
 Printed Name of Notary Public

In Witness Whereof, Paul F. Petriekis has hereunto set his hand and seal this 10 day of JANUARY, 2017.

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Daniel Petriekis

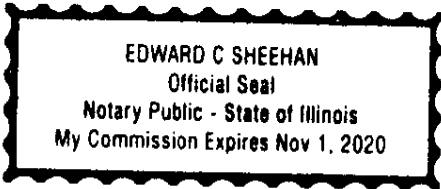
By: Daniel Petriekis

Daniel P. Petriekis, as Plenary Guardian of the Person and the Property of Paul F. Petriekis, and pursuant to the Order Appointing Plenary Guardian of the Person and Property of Paul F. Petriekis dated November 8, 2016, and the Letters of Plenary Guardianship of the Person and Property dated November 8, 2016.

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Daniel P. Petriekis, as Plenary Guardian of the Person and Property of Paul F. Petriekis, and who is personally known to me or produced W/L P36217566055 as identification and who did take an oath.

Given under my hand and notarial seal this 10 day of JANUARY, 2017.



Edward C. Sheehan

EDWARD C. SHEEHAN
Printed Name of Notary Public

Exempt from taxation under the provision 35 ILCS 200/31-45(e) of the Illinois Real Estate Transfer Tax Act.

[Signature]
Representative

1/16/17
Date

Prepared by and Mail to:
Katie Clancy, Esq.
Clancy & Associates, Ltd.
700 Commerce Drive, Ste. 500
Oak Brook, Illinois 60523

Send Tax Bill to:
Michael Wilford, as Trustee
1456 W. Grace
Chicago, Illinois 60613

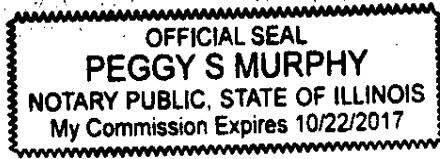
STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

The grantor or her agent affirms that, to the best of her 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: 1.19, 2017

Subscribed and sworn to before me by the said Agent this 19 day of Jan, 2017.

Notary Public Peggy S Murphy

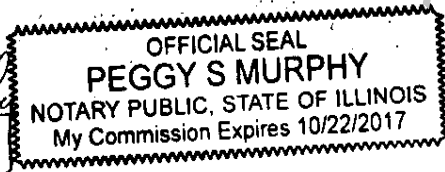


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1.19, 2017

Subscribed and sworn to before me by the said Agent this 19 day of Jan, 2017.

Notary Public Peggy S Murphy



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 to be recorded in Cook County, Illinois, is exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)