

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

**THIS INDENTURE WITNESSETH**, that the Grantor Richard M. McClowry, a single man

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 27th day of June 2017 known as Trust Number 22258 the following described real estate in the County of Cook and State of Illinois, to-wit:

Parcel 1: Unit No. 13201-1-AA in Oak Hills Condominium I as delineated on survey of certain Lots or parts thereof in Burnside's Oak Hills Country Club Village Subdivisions in the Southwest 1/4 of Section 36, Township 37 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as exhibit 'A' to declaration of condominium ownership made by Burnside Construction Company, a corporation of Illinois, recorded in the office of the recorder of Deeds Cook County, Illinois as document 23684698, together with a percentage of the common elements appurtenant to said unit as set forth in said declaration, as amended from time to time.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the declaration of easements made by Burnside Construction Company, a corporation of Illinois dated October 1, 1976 and recorded October 25, 1976 as document 23684698, for Ingress and Egress, in Cook County, Illinois.

**PROPERTY ADDRESS:** 13201 N. Country Club Court, Unit 1AA, Palos Heights, IL 60463

**PERMANENT INDEX NUMBER:** 23-36-303-143-1117

**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 for any period or periods of time, not exceeding in the case of any single demise the term of 199 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 warrant 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

Doc# 1720046072 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 10:35 AM PG: 1 OF 3

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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 on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 27<sup>th</sup> day of June, 2017.

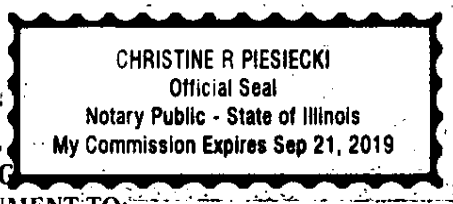
(Seal) Richard M. McClowry (Seal)  
Richard M. McClowry, a single man

State of Illinois Ss.  
County of Cook

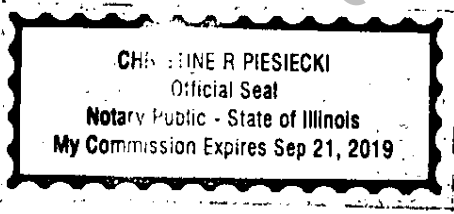
I, Christine Piesiecki a Notary Public in and for said County, in the State aforesaid, do hereby certify that Richard M. McClowry

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 he signed, sealed and delivered the said instrument as his 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 27<sup>th</sup> day of June, A.D. 2017



Christine Piesiecki  
Notary Public



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

**MAIL FUTURE TAX BILLS TO:**  
Richard M. McClowry  
13201 N. Country Club Court, Unit 1AA  
Palos Heights, IL 60463

**THIS INSTRUMENT WAS PREPARED BY:**  
Christine R. Piesiecki  
9800 S. roberts Rd, Unit 205  
Palos Hills, IL 60465

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The grantor or his agent affirms that, to the best of his/her knowledge, the name of his 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, 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: July 19, 2017

Signature: Ch R Psecker  
Grantor or Agent

Subscribed and sworn to before me by the said AGENT this 19th day of July, 2017.

Barbara Geiger  
Notary Public



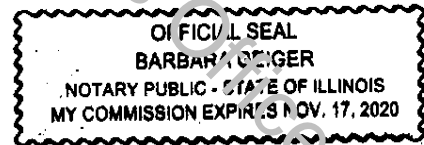
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 19, 2017

Signature: Ch R Psecker  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 19th day of July, 2017.

Barbara Geiger  
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 of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section of the Illinois Real Estate Transfer Tax Act.)