

UNOFFICIAL COPY



First American Title Insurance Company

QUIT CLAIM DEED IN TRUST
Living Trust



Doc# 1720019054 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/19/2017 02:29 PM PG: 1 OF 4

THE GRANTOR(S), JOSEPH P. CORRIGAN, divorced and not since remarried, of the Village of Oak Lawn, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to JOSEPH P. CORRIGAN, NOT INDIVIDUALLY, BUT AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 18, 2011 AND KNOWN AS THE JOSEPH P. CORRIGAN TRUST, of 4420 WEST 111TH STREET, OAK LAWN, ILLINOIS 60453-5775, of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 24-15-325-062-1008

Address(es) of Real Estate: 4420 West 111th Street, Oak Lawn, Illinois 60453-5775,

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

Bm

UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 18th day of January, 20 11

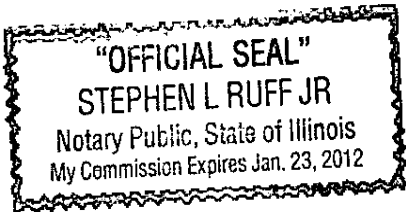
Joseph P Corrigan
JOSEPH P. CORRIGAN

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, JOSEPH P. CORRIGAN, divorced and not since remarried, personally known to me to be the same person(s) whose name(s) are 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of January, 20 11

Commission expires January 23, 20 12



Stephen L Ruff Jr (Notary Public)

Prepared by: *Stephen L Ruff, Jr*
Ruff, Weidenaar & Reidy, Ltd.
222 North La Salle Street
Chicago, IL 60601

This transaction is exempt from real estate transfer tax under 35 ILCS 200/31-45 (e)

Stephen L Ruff Jr
AGENT Jan 18, 2011

Mail To: **STEPHEN L. RUFF, JR.**
Suite 700
222 N. LA SALLE
CHICAGO, IL 60601

Name and Address of Taxpayer:
Joseph P. Corrigan
4420 West 111th Street
Oak Lawn, IL 60453-5775

UNOFFICIAL COPY

Exhibit A-Legal Description

Unit 2D in Colonial Terrace Condominium as delineated on survey of Lot 33 (except the East 3 feet thereof) and all of Lots 34, 35, 36 and 37 (except the South 17 feet of said lots dedicated for West 111th St.) together with the vacated East and West alley lying North of and adjoining said lots in Morgan Avenue Addition to Morgan Park, being a Subdivision of the East ½ of the South 28/80 acres of the East ½ of the South West 1/4 of Section 15, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit A to the Declaration of Condominium made by Eugene J. Pall and Irene S. Pall, his wife, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, as Document 25476505 together with its undivided percentage interest in said parcel.

Address: Unit 2-D - 4420 W. 111th St
Oak Lawn, IL

P. I. N. # 24-15-325-062-1008

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The **grantor** 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.

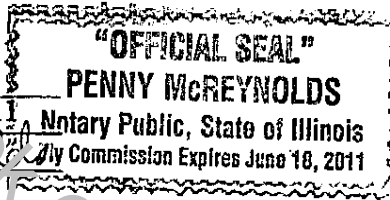
Dated February 15, 2011

Signature: *Stephen L. Ruff, Jr.*
Grantor or Agent

Subscribed and sworn to before me
By the said Stephen L. Ruff, Jr.

This 15th day of February, 2011

Notary Public *Penny McReynolds*



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, 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.

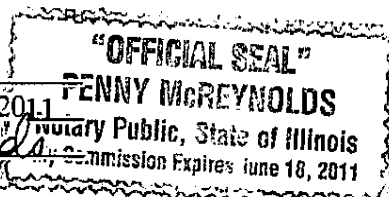
Date February 15, 2011

Signature: *Stephen L. Ruff, Jr.*
Grantee or Agent

Subscribed and sworn to before me
By the said Stephen L. Ruff, Jr.

This 15th day of February, 2011

Notary Public *Penny McReynolds*



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.)