

UNOFFICIAL COPY

This instrument prepared by
and after recording mail to:

Joseph A. Zarlengo
Lawrence, Kamin, Saunders
& Uhlenhop, L.L.C.
300 S. Wacker Drive, Suite 500
Chicago, Illinois 60606

Send tax bills to:
James M. Dee, Trustee
Catherine L. Dee, Trustee
801 Thomas St.
Chicago Heights, IL 60411



1731906049D

Doc# 1731906049 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2017 03:52 PM PG: 1 OF 4

QUIT CLAIM DEED IN TRUST

TENANCY BY THE ENTIRETY

THE GRANTORS, James M. Dee and Catherine L. Dee, his wife, of 801 Thomas Street, Chicago Heights, Illinois 60411, for and in consideration of less than Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, pursuant to §765 ILCS 1005/1c, CONVEY and QUIT CLAIMS to: **James M. Dee and Catherine L. Dee**, not individually but as Co-trustees (and each successor trustee) under the provisions of the **James and Catherine Dee Family Revocable Trust dated October 31, 2017**, of which **James M. Dee and Catherine L. Dee** are husband and wife, respective settlors and primary beneficiaries of said trust during their lifetimes, said beneficial interest to be held not as tenants in common or joint tenants but as TENANCY BY THE ENTIRETY, whose address is 801 Thomas Street, Chicago Heights, Illinois 60411, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 IN BLOCK 2 IN MACKLER HIGHLANDS 5TH ADDITION, BEING A SUBDIVISION OF PART OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 16, 1959 AS DOCUMENT # 1849373, IN COOK COUNTY, ILLINOIS.

EXEMPTION APPROVED

PIN: 32-18-314-001-0000

John W. Dulaney
CITY CLERK
11-17-17

Property Address: 801 Thomas Street, Chicago Heights, Illinois 60411

CITY OF CHICAGO HEIGHTS

TO HAVE AND TO HOLD the same premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

Bm

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In addition to the powers granted under the terms of said trust, full power and authority is hereby granted to said trustees and their successors 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 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 trustees, 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, 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 consideration 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 trustees or their successors 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 trustees, be obliged to see to the application of any purchase money, rent, 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease, or other instrument executed by said trustees 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 trusts created by said trust agreements were 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were 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.

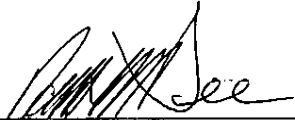
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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Dated this 31st day of October, 2017.

Accepted:


James and Catherine Dee Family
Revocable Trust dated October 31, 2017



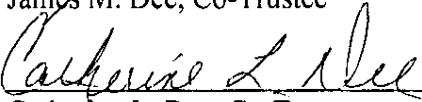
James M. Dee, Grantor



James M. Dee, Co-Trustee



Catherine L. Dee, Grantor

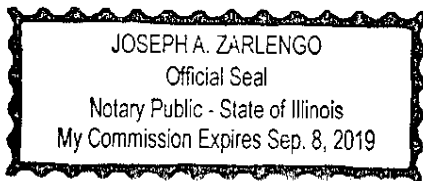


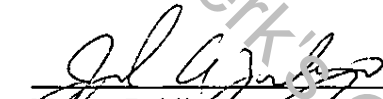
Catherine L. Dee, Co-Trustee

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, a Notary Public in and for the County in the State aforesaid, DOES HEREBY CERTIFY that James M. Dee and Catherine L. Dee are personally known to me to be the same persons whose names 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 acts, 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 31st day of October, 2017.

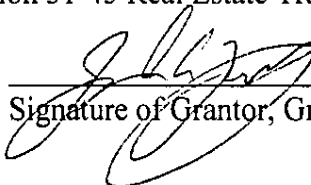




Notary Public
My commission expires:

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law.

Dated: October 31, 2017



Signature of Grantor, Grantee or Representative

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm that, to the best of their knowledge, the name of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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: 2nd day of November, 2017

By: [Signature]
Grantor or Agent

Date: 2nd day of November, 2017

By: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me this 2nd day of November, 2017.



[Signature]
NOTARY PUBLIC
My commission expires: 11/15/18

The grantees or their agent affirm that, to the best of their knowledge, the name of the grantees 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: 2nd day of November, 2017

By: [Signature]
Grantee or Agent

Date: 2nd day of November, 2017

By: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me this 2nd day of November, 2017.



[Signature]
NOTARY PUBLIC
My commission expires: 11/15/18

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 5 of the Illinois Real Estate Transfer Act.]