

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

Doc# 1735449128 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2017 01:59 PM PG: 1 OF 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor(s) GEORGE F. PETERSON & DONNA M. PETERSON, HIS WIFE

of the County of COOK and State of ILLINOIS for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable considerations in hand, paid, Convey and quit claim unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated 11/ 28 /17 and known as Trust Number 15791, the following described real estate in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ON ATTACHED EXHIBIT A

THIS CONVEYANCE EXEMPT UNDER PARA 4 SEC 6 OF THE IRETTA.


DATED: 11/ 28 /17

BY X George F. Peterson  
GEORGE F. PETERSON

**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 future, and upon any terms and for any period or periods of time, not exceeding 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 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 hereafter.

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

REAL ESTATE TRANSFER TAX	19-Dec-2017
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00

13-06-312-041-0000 | 20171201669779 | 1-607-291-936

\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX	19-Dec-2017
 COUNTY:	0.00
 ILLINOIS:	0.00
TOTAL:	0.00

13-06-312-041-0000 | 20171201669779 | 0-355-505-184

yok

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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 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 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.

And the said grantor S 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.

In Witness Whereof, the grantor S aforesaid ha VE hereunto set THEIR hand S and seal S this 28 day of NOVEMBER 20 17

George F. Peterson  
Signature

Donna M. Peterson  
Signature

GEORGE F. PETERSON  
Name

DONNA M. PETERSON  
Name

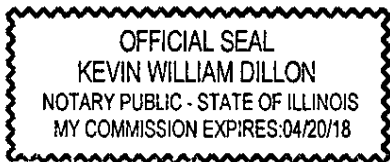
THIS INSTRUMENT WAS PREPARED BY:

ATTORNEY KEVIN W. DILLON 6650 N. NW HWY. SUITE 300 CHGO. IL. 60631-1307

STATE OF ILLINOIS / COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that GEORGE F. PETERSON AND DONNA M. PETERSON 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 therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28<sup>th</sup> day of NOVEMBER 20 17



[Signature]  
Notary Public

7150 W. TALCOTT AVE.  
CHICAGO IL. 60631-2435

PARKWAY BANK AND TRUST COMPANY  
4800 NORTH HARLEM AVENUE  
HARWOOD HEIGHTS, ILLINOIS 60706

For information only insert street address  
of above described property

Exempt under provisions of Paragraph 4  
Section 4, Real Estate Transfer Tax Act.

1/28/17  
Date [Signature] Buyer, Seller or Representative

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## 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: 11 | 28 | 20 17

SIGNATURE: X *George F. Peterson*  
GRANTOR or AGENT  
George F. Peterson

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

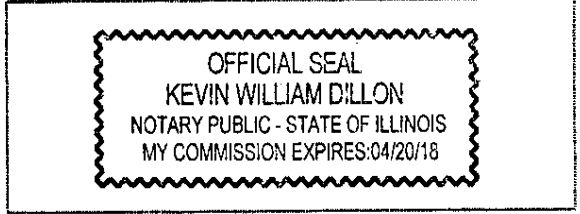
Subscribed and sworn to before me, Name of Notary Public:  
George F. Peterson  
By the said (Name of Grantor):

Kevin W. Dillon

On this date of: 11 | 28 | 20 17

NOTARY SIGNATURE: *[Signature]*

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: 11 | 28 | 20 17

SIGNATURE: X *Donna M. Peterson*  
GRANTEE or AGENT  
Donna M. Peterson

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

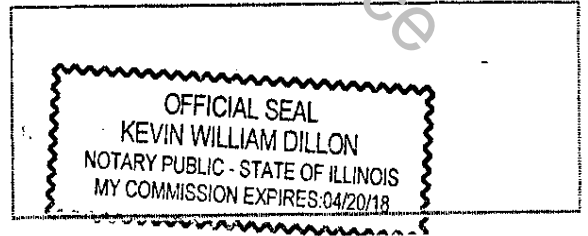
Subscribed and sworn to before me, Name of Notary Public:  
Donna M. Peterson  
By the said (Name of Grantee):

Kevin W. Dillon

On this date of: 11 | 28 | 20 17

NOTARY SIGNATURE: *[Signature]*

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)**

## UNOFFICIAL COPY

THAT PART OF LOT 1 IN CELIA ELIZA CAMPBELL'S RESUBDIVISION OF LOTS 1, 2, 3 AND 4 IN BLOCK 16, IN NORWOOD PARK, IN THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST 1/2 OF LOT 5 IN BLOCK 18 IN SAID NORWOOD PARK (TAKEN AS A TRACT) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 1 IN CELIA ELIZA CAMPBELL'S RESUBDIVISION WHICH IS 53.15 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTHEASTERLY PERPENDICULAR TO SAID SOUTHWESTERLY LINE OF LOT 1 FOR A DISTANCE OF 73.31 FEET; THENCE NORTHEASTERLY PARALLEL WITH THE NORTHWESTERLY LINE OF SAID LOT 1 AS DISTANCE OF 36.27 FEET; THENCE SOUTHEASTERLY 62.07 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE WEST 1/2 OF SAID LOT 5 IN BLOCK 16 WHICH IS 109.03 FEET NORTHEASTERLY OF THE SOUTHEASTERLY CORNER OF SAID WEST 1/2 OF LOT 5 IN BLOCK 16; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE WEST 1/2 OF LOT 6 A DISTANCE OF 109.03 FEET TO THE SOUTHEASTERLY CORNER OF SAID WEST 1/2 OF LOT 5 IN BLOCK 16; THENCE NORTHWESTERLY 72.10 FEET ALONG THE SOUTHWESTERLY LINES OF SAID LOTS 5 AND 1 TO THE POINT OF BEGINNING. P.I.N#: 13-06-312-041

C/K/A 7150 W. TALCOTT AVE.  
CHGO. IL. 60631

PIN: 13-06-312-041-0000

"EXHIBIT A"