

UNOFFICIAL COPY

PREPARED BY:
Thomas J. Homer, Esq.
200 E. 5th Ave., Suite 123
Naperville, IL 60563



1805406065D

Doc# 1805406065 Fee \$42.00

MAIL TAX BILL TO:
Thomas B. Anderson
4908 N. Newcastle Avenue
Chicago, IL 60656

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/23/2018 12:47 PM PG: 1 OF 3

MAIL RECORDED DEED TO:
The Homer Law Firm, P.C.
200 E. 5th Ave., Suite 123
Naperville, IL 60563

QUITCLAIM DEED Statutory (Illinois)

THE GRANTOR, THOMAS B. ANDERSON, a divorced man not since remarried, of 4908 N. Newcastle Avenue, Chicago, Illinois 60656, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUITCLAIMS to THOMAS B. ANDERSON, as Trustee of the THOMAS B. ANDERSON DECLARATION OF TRUST DATED FEBRUARY 1, 2018, all of his interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

LOT 164 IN BIG OAKS SUBDIVISION, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 13-07-328-028-0000
Property Address: 4908 N. Newcastle Avenue, Chicago, Illinois 60656
Grantee's Address: 4908 N. Newcastle Avenue, Chicago, Illinois 60656

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustees in relation to said premises be obliged to see that the terms of the 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 agreement; and every 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

JA

Quitclaim Deed - Continued

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Dated this 1 Day of Feb 2018

Thomas B. Anderson

THOMAS B. ANDERSON, Grantor

Acceptance by Trustee:

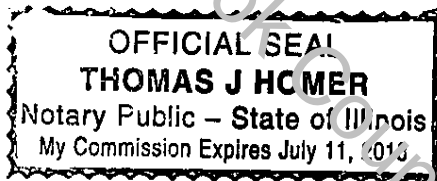
Thomas B. Anderson

THOMAS B. ANDERSON, Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF DuPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that THOMAS B. ANDERSON, 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 notarial seal, this 1st Day of February 2018



[Signature]
Notary Public
My commission expires: 7/11/2018

[Buyer] [Seller] [Representative]

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

Dated 2/1/2018 *[Signature]*
Signature

| REAL ESTATE TRANSFER TAX | | 23-Feb-2018 |
|--------------------------|--|-------------|
| COUNTY: | | 0.00 |
| ILLINOIS: | | 0.00 |
| TOTAL: | | 0.00 |

13-07-328-028-0000 | 20180201697139 | 1-906-166-304

| REAL ESTATE TRANSFER TAX | | 23-Feb-2018 |
|--------------------------|--|-------------|
| CHICAGO: | | 0.00 |
| CTA: | | 0.00 |
| TOTAL: | | 0.00 * |

13-07-328-028-0000 | 20180201697139 | 0-256-277-024

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

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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 in 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 1, 2018

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to me
By the said Thomas J. Homer
This 1st day of February 2018



Notary Public [Handwritten Signature]

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 in 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 1, 2018

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to me
By the said Thomas J. Homer
This 1st day of February 2018



Notary Public [Handwritten Signature]

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.)