

UNOFFICIAL COPY

QUIT CLAIM  
DEED IN TRUST

\*18088080251\*

Doc# 1808808025 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/29/2018 10:48 AM PG: 1 OF 6

Above Space for Recorder's Use Only

THIS INDENTURE WITNESSTH, That the grantor, **JAN E. SHERIDAN, an unmarried person not a party to a civil union**, of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 DOLLARS (\$10.00) in hand paid, CONVEYS and WARRANTS unto **JAN E. SHERIDAN, Trustee, or her Successors in Trust, under THE JAN E. SHERIDAN LIVING TRUST DATED MARCH 22, 2018**, whose address is 11045 S. Theresa Circle, Palos Hills, Illinois 60465, the following described Real Estate in the County of Cook and State of Illinois, to wit:

See attached Exhibit A

**Permanent Real Estate Index Number: 23-14-302-017-1002 and 23-14-302-017-1013**

**Address of Real Estate: 11045 S. Theresa Circle, Palos Hills, Illinois 60465**

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 re-subdivide 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 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 99 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.


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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, 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 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.

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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 22<sup>nd</sup> day of March 2018

 (SEAL)  
JAN E. SHERIDAN

This transaction is exempt pursuant to paragraph (e) of the Real Estate Transfer Act.

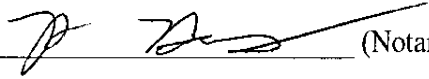
 Date: 3/22/18  
JAN E. SHERIDAN

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State of Illinois, County of Cook) SS:

I, Richard Bertalmio, a Notary Public in and for said County, in the State aforesaid, do hereby CERTIFY THAT **JAN E. SHERIDAN, an unmarried person not a party to a civil union**, 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 she signed, sealed and delivered the said instrument as her 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 22<sup>nd</sup> day of March 2018.

 (Notary Public)



Property of Cook County Clerk's Office

**Prepared By & Mail To:**

Joseph R. Barbaro  
Attorney at Law  
9760 South Roberts Road, Suite 2A  
Palos Hills, Illinois 60465

**Name & Address of Taxpayer:**

Jan Ellen Sheridan  
11045 S. Theresa Circle  
Palos Hills, Illinois 60465

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## STATEMENT BY GRANTOR AND GRANTEE

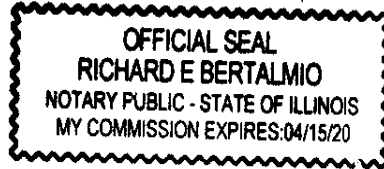
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: March 22, 2018

Signature: Jan E. Sheridan  
Grantor or Agent

Subscribed and sworn to before me  
this 22nd day of March, 2018.

Notary Public [Signature]



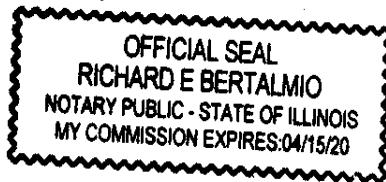
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: March 22, 2018

Signature: Jan E. Sheridan  
Grantee or Agent

Subscribed and sworn to before me  
This 22nd day of March, 2018.

Notary Public [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.

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## ACCEPTANCE BY TRUSTEE

Prepared By & Mail To:  
Joseph R. Barbaro  
Attorney at Law, P.C.  
9760 S. Roberts Road  
Palos Hills, Illinois 60465

**PURSANT TO 760 ILCS 5/6-5**

### Acceptance by Trustee

The transfer of title and conveyance of the property described below from JAN E. SHERIDAN, is hereby accepted by:

JAN E. SHERIDAN, Trustee, or her Successor in Trust, under the JAN E. SHERIDAN LIVING TRUST DATED MARCH 22, 2018.


### **LEGAL DESCRIPTION:**

**SEE ATTACHED**

**PIN: 23-14-302-017-1002 AND 23-14-302-017-1013**

**STREET ADDRESS: 11045 Theresa Circle, Unit 1B, Palos Hills, Illinois 60465**

### **ACCEPTED:**

 \_\_\_\_\_ (SEAL)  
JAN E. SHERIDAN, Trustee

Date: 3/22/18

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## Exhibit A

PARCEL 1: UNIT NUMBER 1B, AND GARAGE UNIT G1 IN GREEN VALLEY ESTATES CONDOMINIUM, UNIT EIGHT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  AND THE SOUTH EAST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 133.52 FEET TO A POINT; THENCE NORTHERLY ALONG A DISTANCE OF 94.94 FEET TO A POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE RIGHT OF 63 DEGREES 46 MINUTES 50 SECONDS WITH THE NORTHERLY EXTENSION OF THE LAST DESCRIBED COURSE A DISTANCE OF 101.00 FEET TO A POINT; THENCE NORTHWESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE A DISTANCE OF 71.33 FEET TO A POINT; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 101.00 FEET TO A POINT; THENCE SOUTHEASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 71.33 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS ALSO THAT PART OF THE SOUTH EAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 205.90 FEET TO A POINT; THENCE NORTHERLY ALONG A LINE PERPENDICULAR TO THE SOUTH LINE OF SAID SOUTHWEST  $\frac{1}{4}$  OF SECTION 14 A DISTANCE OF 60.71 FEET TO A POINT OF BEGINNING; THENCE, EASTERLY AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 32.00 FEET TO A POINT; THENCE NORTHERLY AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 144.00 FEET TO A POINT; THENCE WESTERLY AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 32.00 FEET TO A POINT; THENCE SOUTHERLY AT A RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING; ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 86231126 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.