



\*1812346041D\*

Doc# 1812346041 Fee \$48.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2018 11:32 AM PG: 1 OF 5

Space above this line reserved for processing data

## QUITCLAIM DEED

Return to and  
Send Property

Tax Bills To: Teresa A. McFadden  
248 West Russell Street  
Barrington, IL 60010

Prepared by: David H. Melilli, J.D., LL.M.  
1700 Park Street, Suite 110  
Naperville, IL 60563

THIS QUITCLAIM DEED, executed by Teresa A. McFadden and Kelly E. Zownerega, Tenants in Common, first party, to Teresa A. McFadden, not personally, but as Trustee under the provisions of a trust agreement known as the **TERESA A. McFADDEN REVOCABLE TRUST DATED MARCH 22, 2018, TERESA A. McFADDEN AS TRUSTEE** (hereinafter referred to as "said trustee", regardless of the number of trustees), and to all and every successor in trust of said trust instrument, whose post office address is 248 West Russell Street, Barrington, IL, 60010, second party:

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the predecessors and assigns of corporations, whenever the content so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described real estate in the County of Cook, State of Illinois:

Address of Real Estate: 248 West Russell Street, Barrington, IL, 60010

Parcel Number: 01-01-113-011

Legal Description: **LOT 20 IN MEINER'S ADDITION TO BARRINGTON, BEING A SUBDIVISION OF LOTS 56 AND 57 IN COUNTY CLERK'S RESUBDIVISION OF PART OF ASSESSOR'S DIVISION OF**

# UNOFFICIAL COPY

**THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE  
SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION  
1, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

TO HAVE AND TO HOLD the same together will all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever. Full power and authority is hereby granted to said trustee to 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 directly to a trust grantee or to a successor or successors in trust and to grant to such trust grantee or 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 in futuro, and upon any terms and or any period or periods of time, not exceeding in 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 or 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 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

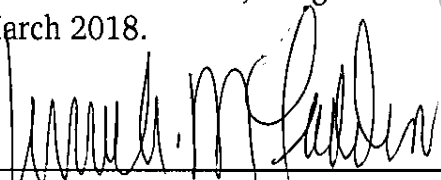
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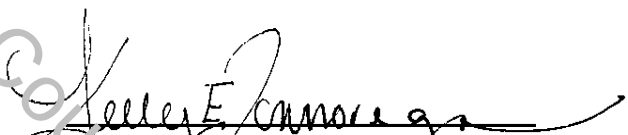
or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made to a successor or successors in trust, that such 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 of 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 grantors aforesaid have hereunto set hands this 22<sup>nd</sup> day of March 2018.

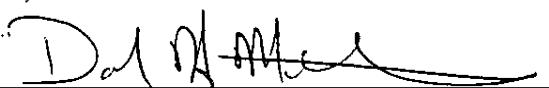
  
\_\_\_\_\_  
Teresa A. McFadden, Grantor

  
\_\_\_\_\_  
Kelly E. Zownerega, Grantor

STATE OF ILLINOIS       )  
COUNTY OF DUPAGE     )

IN WITNESS WHEREOF, I, David H. Melilli, a Notary Public of the County of DuPage and the State of Illinois, hereby certify that Teresa A. McFadden and Kelly E. Zownerega personally known to me to be the same persons described in and who executed and signed the foregoing instrument, appeared before me this day in person and acknowledged signing the instrument as their free and voluntary act, for the uses and purposes therein set forth.


WITNESS my hand and official seal in the County and State last aforesaid March 22, 2018.

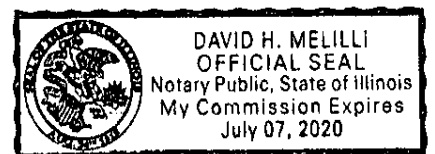
  
\_\_\_\_\_  
David H. Melilli, Notary Public

\_\_\_\_\_  
July 7, 2020  
My Commission Expires

Exempt under provisions of Paragraph E  
Section 31-45, Property Tax Code

4/20/18  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Buyer, Seller or Representative



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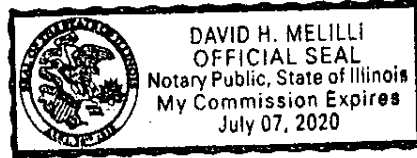
## STATEMENT BY GRANTOR AND GRANTEE

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 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 3/22, 2018

Signature: Kelly E Zouneroga  
Grantor or Agent

Subscribed and sworn to before me  
By the said KELLY E. ZOUNEROGA  
This 22 day of March, 2018  
Notary Public David H. Melilli

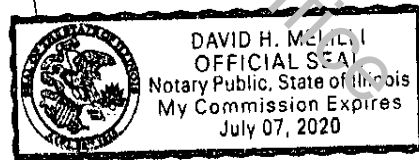


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/22, 2018

Signature: Teresa A. McFadden  
Grantee or Agent

Subscribed and sworn to before me  
By the said TERESA A. MCFADDEN, TEE  
This 22 day of March, 2018  
Notary Public David H. Melilli



**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.)

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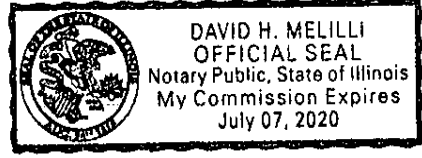
## STATEMENT BY GRANTOR AND GRANTEE

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Dated 3/22, 2018

Signature: [Handwritten Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said TERESA A. MCFADDEN  
This 22 day of March, 2018  
Notary Public [Handwritten Signature]

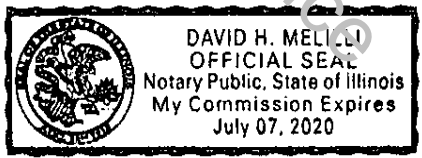


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 3/22, 2018

Signature: [Handwritten Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said TERESA A. MCFADDEN, TEE  
This 22 day of March, 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.)